



City of Bel Aire

Property Acquisition Services

RFSQ No. 2026-002

Statement of Qualifications

SUBMITTED TO:

Anne Stephens, PE
City Engineer
City of Bel Aire
7651 E. Central Park Ave.
Bel Aire, KS 67226
P: 316.744.2451 ext. 133
E: astephens@belaireks.gov

SUBMITTED BY:

Katie Hudson, SR/WA
VP, Right of Way & Land Services
Bowman Realty Consultants, LLC
906 South 26th St.
Lincoln, NE 68510
P: 804.592.7381
E: khudson@bowman.com
bowman.com

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This PDF is interactive, with links throughout the proposal to facilitate easy navigation.

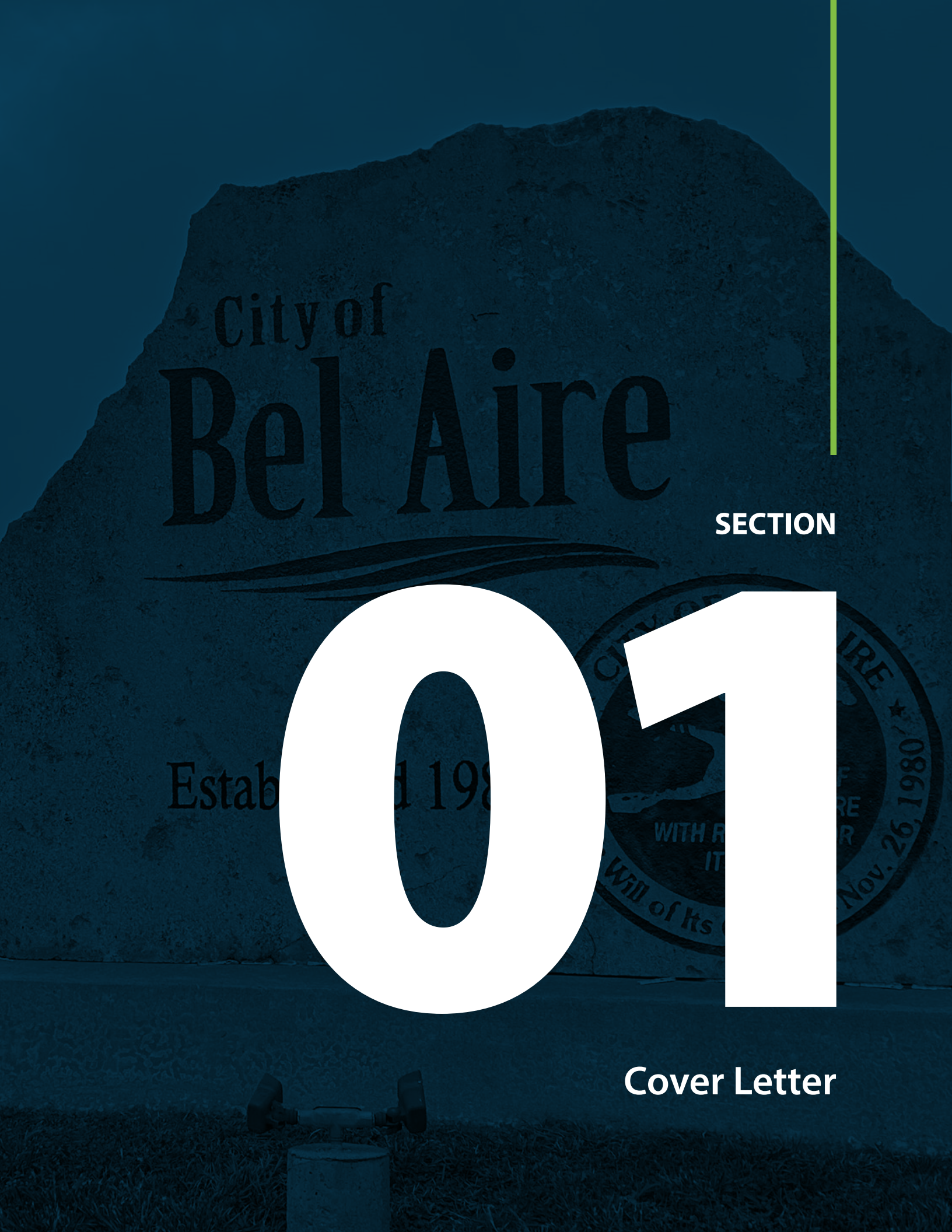
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City of
Bel Aire

SECTION

01

Cover Letter

Cover Letter

June 23, 2026

Anne Stephens, PE
City Engineer
City of Bel Aire
7651 E. Central Park Ave.
Bel Aire, KS 67226

RE: RFSQ No. 2026-002 | Property Acquisition Services | 45th Street N. Reconstruction Project

Dear Ms. Stephens:

Bowman Realty Consultants, LLC (Bowman) is pleased to submit our Statement of Qualifications to provide right of way acquisition services for the City of Bel Aire's 45th Street N. Reconstruction Project. **As a KDOT-certified consultant**, we understand the importance of acquiring the necessary property interests in a timely and professional manner while maintaining compliance with KDOT requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act, and all applicable state and federal regulations.

Our team has extensive experience delivering acquisition services for transportation and infrastructure projects involving right of way acquisition, temporary construction easements, title research, appraisal coordination, negotiations, document preparation, mortgage releases, and acquisition file management. We have successfully supported federally and state-funded projects requiring detailed documentation, proactive communication, and coordination with property owners, agencies, and project stakeholders.

Katie Hudson, SR/WA, will serve as principal-in-charge and primary point of contact, with **Benny Bethel** serving as project manager. They will be supported by acquisition professionals **Zach Slavens** and **Alejandra Flores**. Appraisal services will be provided by **Cushman & Wakefield Valuation & Advisory**, led by Kirk L. Johnson and supported by Caden D. Merrick and Thomas M. Bogdon. Review appraisal services will be provided by **National Right-of-Way Review Appraisal, LLC**, with David E. Burgoyne, ASA, SR/WA, R/W-AC serving as lead review appraiser.

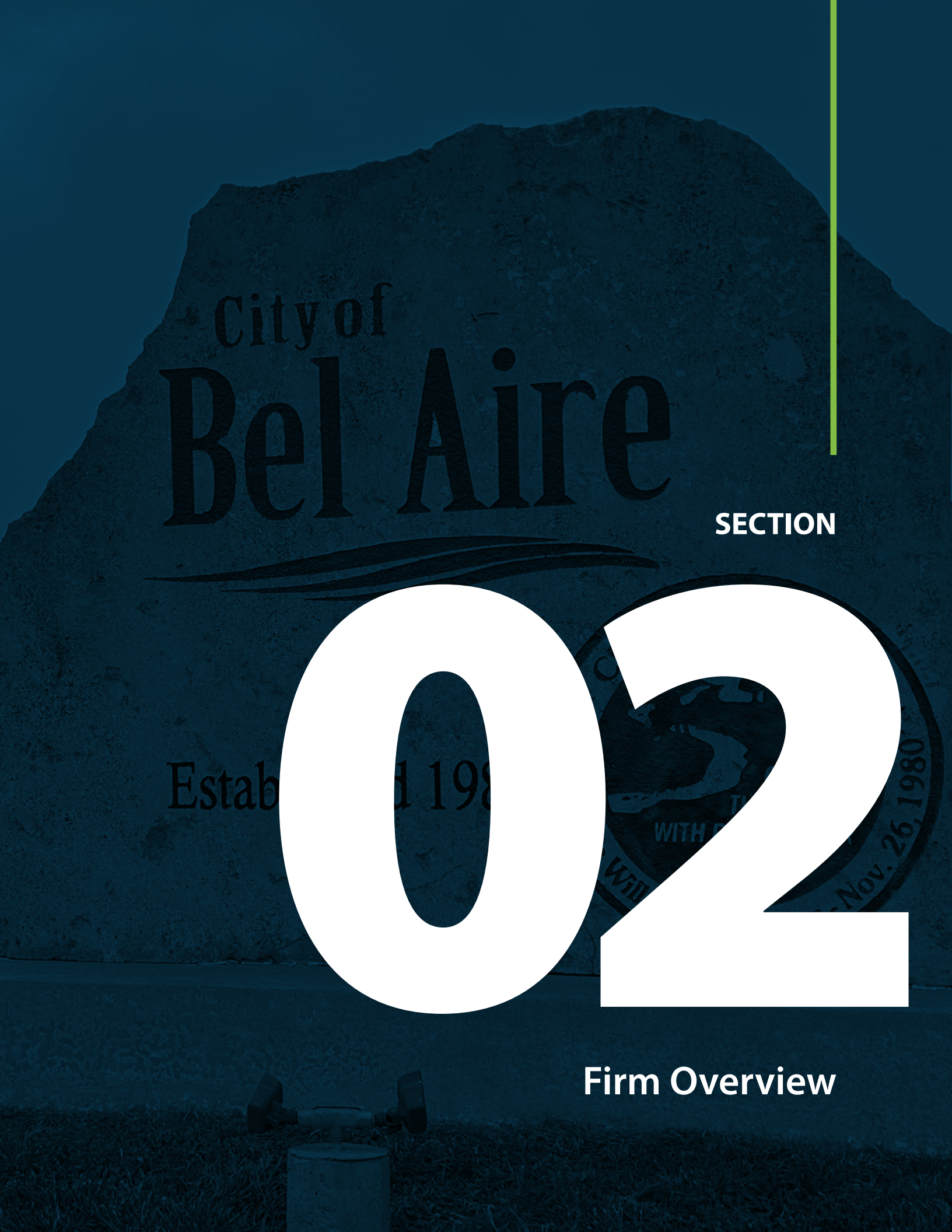
Bowman is fully staffed and available to begin work immediately upon Notice to Proceed. Our team is committed to maintaining thorough negotiation records, providing regular progress reporting, conducting in-person acquisition presentations whenever possible, and delivering complete, audit-ready acquisition files to support the City's goal of completing acquisitions by November 1, 2026. We appreciate the opportunity to be considered for this project and look forward to partnering with the City of Bel Aire.

Sincerely,



Katie Hudson, SR/WA

VP, Right of Way & Land Services
Bowman Realty Consultants, LLC (Bowman)
P: 804.592.7381 | E: khudson@bowman.com



City of
Bel Aire

SECTION

02

Firm Overview



Who We Are

Bowman Realty Consultants, LLC (Bowman Realty) is a subsidiary of Bowman Consulting Group Ltd. (Bowman), a trusted, multi-faceted professional services firm offering a broad range of engineering, infrastructure, environmental management, energy, and real estate solutions to public and private clients across the country. Bowman Realty specializes in right of way acquisition and easement services for transportation, utility, and energy projects, providing turn-key land services from project inception through completion. For purposes of this Statement of Qualifications, Bowman Realty Consultants, LLC is referred to herein as “Bowman.”

Our team understands the challenges clients face in time-sensitive acquisition environments and delivers solutions through clear communication and trusted relationships with property owners, agencies and project stakeholders. From local and state transportation projects to federal highway programs, our staff is experienced in researching, negotiating, and acquiring right of way in compliance with applicable regulations, including KDOT requirements and the Uniform Act. As part of Bowman, we benefit from full access to integrated survey, GIS, land, permitting, and design resources, allowing us to function as a seamless extension of any project team with a single point of contact for our clients.

31

Years in Business

\$490

2025 Gross Contract Revenue (Millions)

2,500

Number of Employees (Approx.)

107

Offices Nationwide

Team Members

Bowman's growth is driven by a commitment to clients, not simply expansion. Our clients bring expertise in their industries, products and end-users, while we focus on understanding their project goals and how to achieve them effectively. By leveraging the specialized knowledge of our local teams and the extensive resources of our national network, Bowman is prepared to deliver innovative development strategies, advanced design concepts and cutting-edge technology to support the success of each project.

2,500+ Employees
420+ Professional Engineers
150+ Fully Equipped Field Survey Crews
80+ Professional Surveyors
75+ Right of Way & Land Professionals
40+ Environmental Specialists
40+ Planners & Designers
30+ Registered Landscape Architects

Overview of Services

- Feasibility Studies and Right-of-Entry and Easement Cost Estimates
- Public Information Meeting Support
- Right-of-Entry Project Management
- Right-of-Entry Plan Review
- Right-of-Entry Agreements
- Title Searches / Title Curative
- Appraisals / Appraisal Reviews
- Parking, Access and Site Impact Studies
- Document Preparations and Parcel File Management and Reporting
- Cloud-Based Data Management
- Negotiations
- Settlements / Closing / Recordation
- Property Management
- Relocation Advisory Assistance
- Relocation Plan and Impact Statements / Report
- Site Acquisition
- Relocation Budget Estimates
- Relocation Payment Computations
- Encroachment Resolutions
- Expert Witness Court Testimony
- Eminent Domain / Condemnation Support
- Replacement Housing Plans (RHP)
- Easement and Right-of-Entry Training
- Parcel File Management, Negotiation Reporting and Acquisition Status Tracking



Regional Offices

906 South 26th St.
Lincoln, NE 68510

8670 South Peoria Ave.
Tulsa, OK 74132

520 Spirit of St. Louis Blvd.
Chesterfield, MO 63005

7245 W. Alaska Drive
Lakewood, CO 80226

Headquarters

4450 W Eau Gallie Blvd, Suite 144
Melbourne, FL 32935

Awards

Zweig Group - Hot Firm List - #4 (2025)

Forbes - Most Successful Small Cap Companies in America - #3 (2023)

Engineering News Record

#126 - Top 150 Global Design Firms (2025)

#71 - Top 500 Design Firms (2026)

#61 - Top 100 Pure Designers (2026)

#19 - Mountain States & Southwest - Top Design Firms (2025)

#38 - East - Top Design Firms (2025)

#50 - Texas & Southeast - Top Design Firms (2025)

#64 - New York & New Jersey - Top Design Firms (2024)

National Business Journals

#29 - South Florida Business Journal Largest Engineering Firm (2025)

#12 - Philadelphia Business Journal Largest Engineering Firm (2025)

#19 - Washington Business Journal Largest Engineering Firm (2025)

#25 - Louisville Business First Largest Engineering Firm (2025)

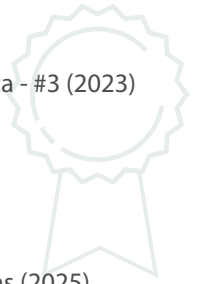
#38 - Dallas Business Journal Largest Engineering Firm (2025)

#31 - Houston Business Journal Largest Engineering Firm (2025)

#17 - Phoenix Business Journal Largest Engineering Firm (2025)

#26 - Boston Business Journal Largest Engineering Firm (2025)

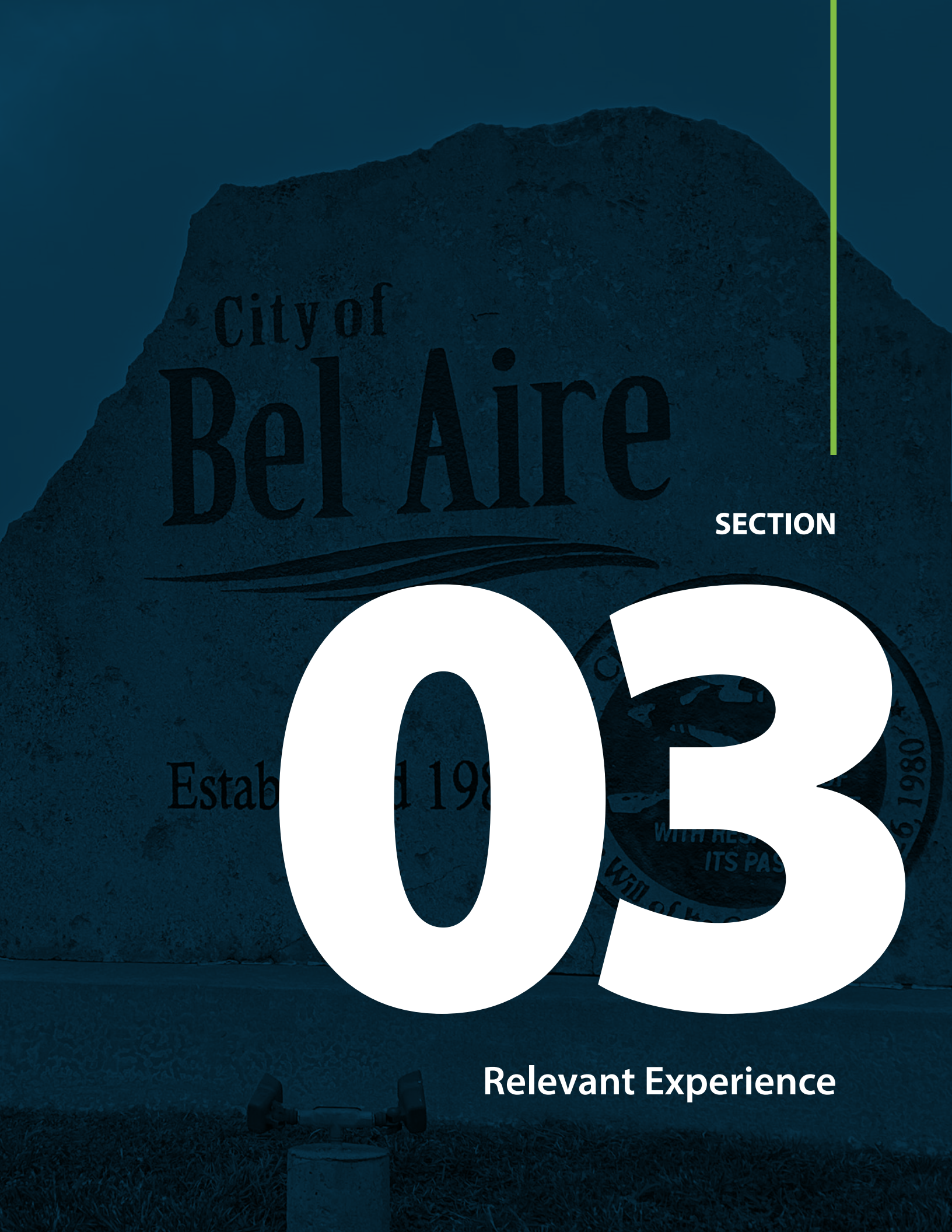
MEP Giants - #95 (2024)



● Offices

National Reach

Bowman operates nationwide, **delivering services across all 50 states** through a combination of regional expertise, remote collaboration and scalable resources tailored to each client's needs.

The background is a dark, teal-tinted photograph of a stone monument. The monument has the words "City of" and "Bel Aire" carved into it in a serif font. Below this, there is a circular seal that is partially visible, containing the text "ESTABLISHED 1980" and "WITH RESPECT FOR ITS PAST".

City of
Bel Aire

SECTION

03

Relevant Experience

Relevant Project Experience



Route 7 Corridor Improvements

Fairfax County, VA

Project included widening of Route 7 to six lanes and a shared-use path for approximately seven miles. Bowman's scope of work was to provide valuations, basic acquisition report (BAR), appraisals, appraisal reviews, VDOT's RUMS data entry, negotiations and relocation advisory services for **116 parcels**.



Transform I-66 P3 Project

Fairfax and Prince William County, VA

As part of the 22.5-mile multi-modal corridor expansion in Fairfax and Prince William County, Bowman led right of way acquisition for **275 parcels** critical to construction. While many owners cooperated, commercial lenders often delayed document releases, creating significant schedule risks. Bowman addressed this through a "friendly" condemnation strategy, coordinating with property owners and legal counsel to bypass the standard 30-day Notice of Intent and file Certificates of Take directly. This proactive solution helped maintain project momentum. In addition to right of way acquisition, relocation consulting, and plan preparation services, Bowman delivered utility relocation design, survey support and LiDAR data collection.



Route 29 / Hydraulic Road Design-Build

Albemarle County, VA

Bowman provided right of way acquisition, utility relocation, and surveying services for safety, multimodal and traffic improvements along Hydraulic Road. Most parcels were acquired through negotiation, with only three requiring Certificates of Take.

“

*The **20-plus mile [I-66 P3] project** had extensive challenges and was delivered on schedule and within the expected budget. The team showed exceptional dedication and professionalism throughout. This confirms the successful execution and completion of assigned duties and obligations by the Bowman team that included negotiations, relocations and personal property move services to affected landowners along the corridor. The outcome demonstrated the team's commitment to excellence and efficiency. This project required extensive collaboration and attention to detail. I am confident that the team's expert skills and dedication would be an asset to future projects.*

Luis Tejerina
Chief Executive Officer

I-66 EXPRESS MOBILITY PARTNERS

”



Richmond Hwy (Route 1) Bus Rapid Transit

Fairfax County, VA

Bowman provided right of way services for a bus rapid transit (BRT) system along the Richmond Highway Corridor. The planned system extends from Fort Belvoir to the Huntington Metro station.



WV 522 Design-Build

Morgan County, WV

Bowman provided comprehensive right of way services supporting acquisition and relocation across **18 parcels** for the design-build construction of a new four-lane corridor in Morgan County. The scope included pre-acquisition outreach, title research, document preparation, valuations, appraisal reviews and participation in WVDOH progress meetings. Bowman managed negotiations, parcel file tracking, personal property moves, and relocation advisory services, ultimately facilitating eight residential relocations and five utility relocations along Sherril Lane and Fairview Drive. Coordination with the Division of Natural Resources and Morgan County Commission was required.



WV Route Design-Build

Marshall and Wetzel County, WV

Bowman provided right of way services for the replacement of Route 2 with a new 4-lane highway. Services included outreach, title and mineral evaluations, appraisals, negotiations and relocations across more than **80 parcels** and 38 landowners, including business, residential and industrial properties.



Route 1 Courthouse Road

Stafford County, VA

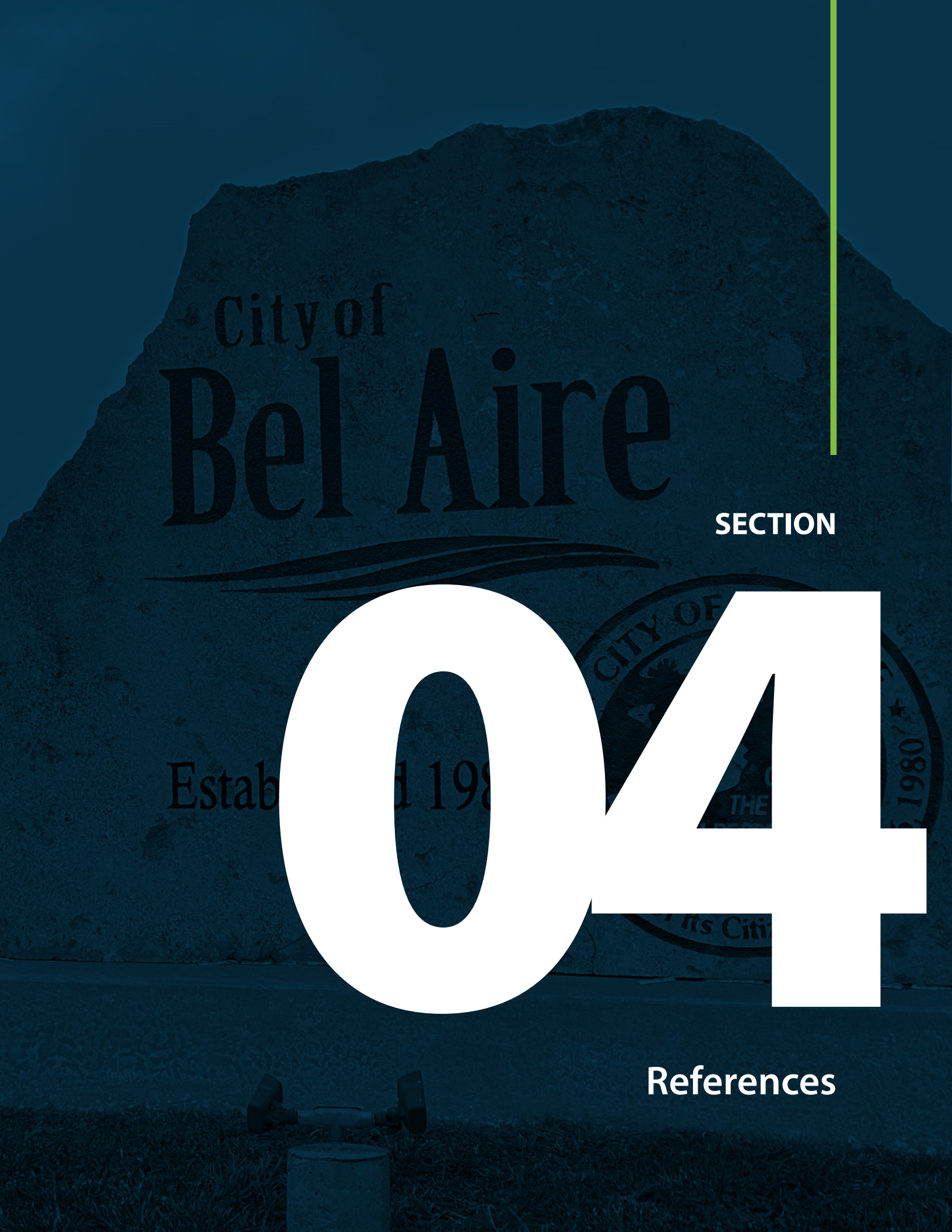
Bowman provided all acquisition services required for the parcels impacted. Project included appraisals, document preparations and data entry efforts, acquisition efforts and relocations.



Rolling Road Widening

Fairfax, VA

Bowman is providing right of way acquisition and relocation advisory services to VDOT. Scope includes project management for valuations, negotiations and relocation services, basic acquisition reports (BAR), appraisals and appraisal reviews, relocation assistance, data entry into VDOT's system and status reports.



City of
Bel Aire

SECTION

04

References



References

Contact Information

Todd DeAngelis
Communications Director
6600 University Drive
Parkland, FL 33067
P: 954.757.4126
E: tdeangelis@cityofparkland.org

Dates of Service

02/2023 - 02/2024

Contact Information

Karen Lanham
Senior Land Acquisition Manager
106 Catoctin Circle
Leesburg, VA 20175
P: 571.627.6644
E: karen.lanham@loudoun.gov

Dates of Service

2024 - Ongoing

Contact Information

Scott Freda
CIP Project Manager
401 Great Falls Street
Falls Church, VA 22046
P: 571.238.4557
E: sfreda@fallschurchva.gov

Dates of Service

2024 - Present

Client

City of Parkland, FL

Parkland Ternbridge Drainage Ditch Maintenance

Our firm provided right of way acquisition and negotiation support for the City of Parkland Ternbridge Drainage Ditch Maintenance Project, improving drainage capacity and environmental conditions. Services included community outreach, coordination with property owners and acquisition of maintenance easements across approximately 100 parcels. Through proactive communication and coordinated tracking with City staff, our team successfully facilitated easement acquisition to support drainage improvements and vegetation removal on schedule and within budget.

Client

Loudoun County, VA

Sugarland Road and East Church Road / East Frederick Drive

As part of our on-call contract with Loudoun County, our firm provided right of way acquisition services for the Sugarland Road and East Church Road Intersection Improvement Project in Sterling, Virginia, supporting construction of a mini roundabout to improve traffic operations and safety. Services included parcel review, BARs, appraisals, offer packages, negotiations, lender consents and acquisition tracking. Through coordinated communication with property owners and County staff, services were completed on schedule and within budget.

Client

City of Falls Church, VA

City of Falls Church Multimodal Improvements

Our firm is providing right of way acquisition services for the City of Falls Church West Broad Street Multimodal Improvements Project, supporting pedestrian, bicycle and transit improvements along a key corridor. Services include appraisals, BARs, title review, negotiations, relocation assistance and acquisition of temporary and permanent easements across 29 properties. Work is progressing on schedule through proactive coordination with property owners, City staff and stakeholders.



Appraiser References (Cushman & Wakefield)

Contact Information

Lauren McCarthy
Managing Partner
2435 N. Central Expy #890
Richardson, TX 75080
P: 972.693.1783
E: lmccarthy@mccarthypartners.net

Dates of Service

10/2023 - Present

Client

McCarthy Right of Way Partners

TxDOT US-380 Project

Cushman & Wakefield is providing appraisal services for the TxDOT US-380 Project involving approximately 115 parcels. The project includes a variety of improved properties, floodplain and floodway impacts and acquisition activities occurring within a highly litigious market. Appraisal reports were delivered in support of right of way acquisition activities and eminent domain proceedings.

Contact Information

Mark Heidaker
Founder and President
12770 Coit Road, Suite 830
Dallas, TX 75251
P: 713.828.5947
E: mark@pascorp.net

Dates of Service

04/2025 - 07/2025

Client

PAS Acquisition Services, LLC

TxDOT US-59 Project

Cushman & Wakefield provided appraisal services for the TxDOT US-59 Project involving approximately 72 parcels. The assignment included improved properties, outdoor advertising sign considerations, and parcels impacted by floodplain, floodway and easement encumbrances. Services were performed in support of right of way acquisition activities and project delivery.

Contact Information

Matt Yager
Real Estate Manager
1520 K Ave
Plano, TX 75074
P: 972.941.5220
E: m.matthew@plano.gov

Dates of Service

10/2023 - 05/2024

Client

City of Plano, TX

Strategic Property Acquisition Program

Cushman & Wakefield provided appraisal services for commercial and mixed-use properties acquired by the City of Plano to support police department and municipal facilities expansion efforts. Assignments included leased fee and fee simple valuation analyses completed in support of strategic property acquisition decisions.



Appraisal Review References (NR/WRA)

Contact Information

Justin Pond
Program Manager, Right of Way Section
PO Box 7129
Boise, ID 83707
P: 208.334.8832
E: justin.pond@itd.idaho.gov

Dates of Service

2016 - Present

Client

Idaho Transportation Department

Appraisal Review Services for Statewide Transportation Projects

National Right-of-Way Review Appraisal, LLC (NR/WRA) has provided review appraisal services for the Idaho Transportation Department since 2016. Services include review appraisal support for transportation-related acquisition projects administered by ITD.

Contact Information

Kristina Guzman, SR/WA
Partner
624 S Lander St, #202
Seattle, WA 98134
P: 206.459.7694
E: kristina@resgnw.com

Dates of Service

2017 - Present

Client

RES Group NW, LLC

Appraisal Review Services for Transportation and Infrastructure Projects

NR/WRA has provided review appraisal services to RES Group NW since 2017. Services include review appraisal support for right of way, transportation and infrastructure acquisition projects.

Contact Information

Carrilin Hirsch, SR/WA
Vice President
1706 Mill Wood Way
Suffolk, VA 23434
P: 757.535.1231
E: carrilin@pendulumland.com

Dates of Service

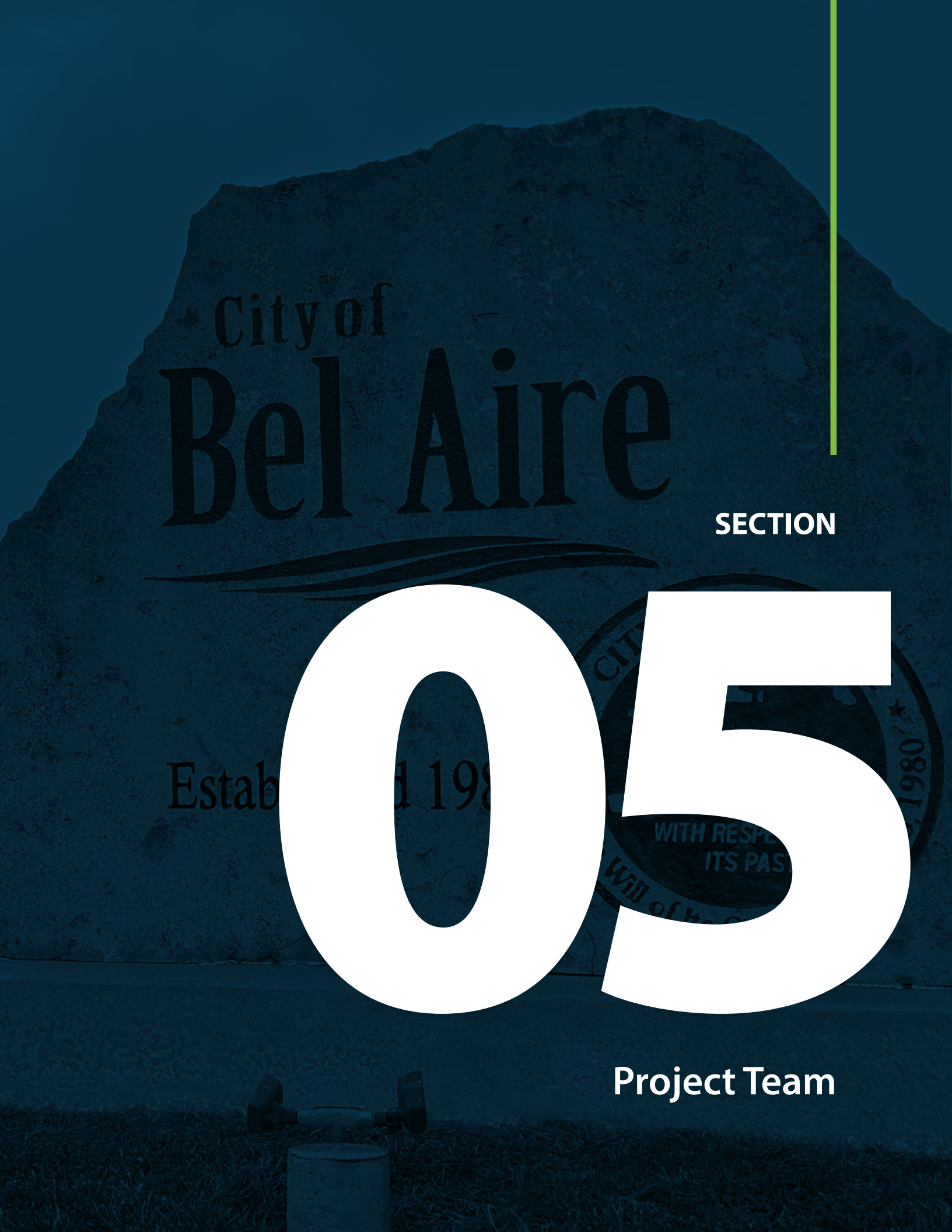
2025 - Present

Client

Pendulum Land Services

Appraisal Review Services for Transportation and Rail Corridor Projects

NR/WRA has provided review appraisal services to Pendulum Land Services since 2025. Services include review appraisal support for transportation-related acquisition projects, including assignments associated with the Virginia Passenger Rail Authority.



City of
Bel Aire

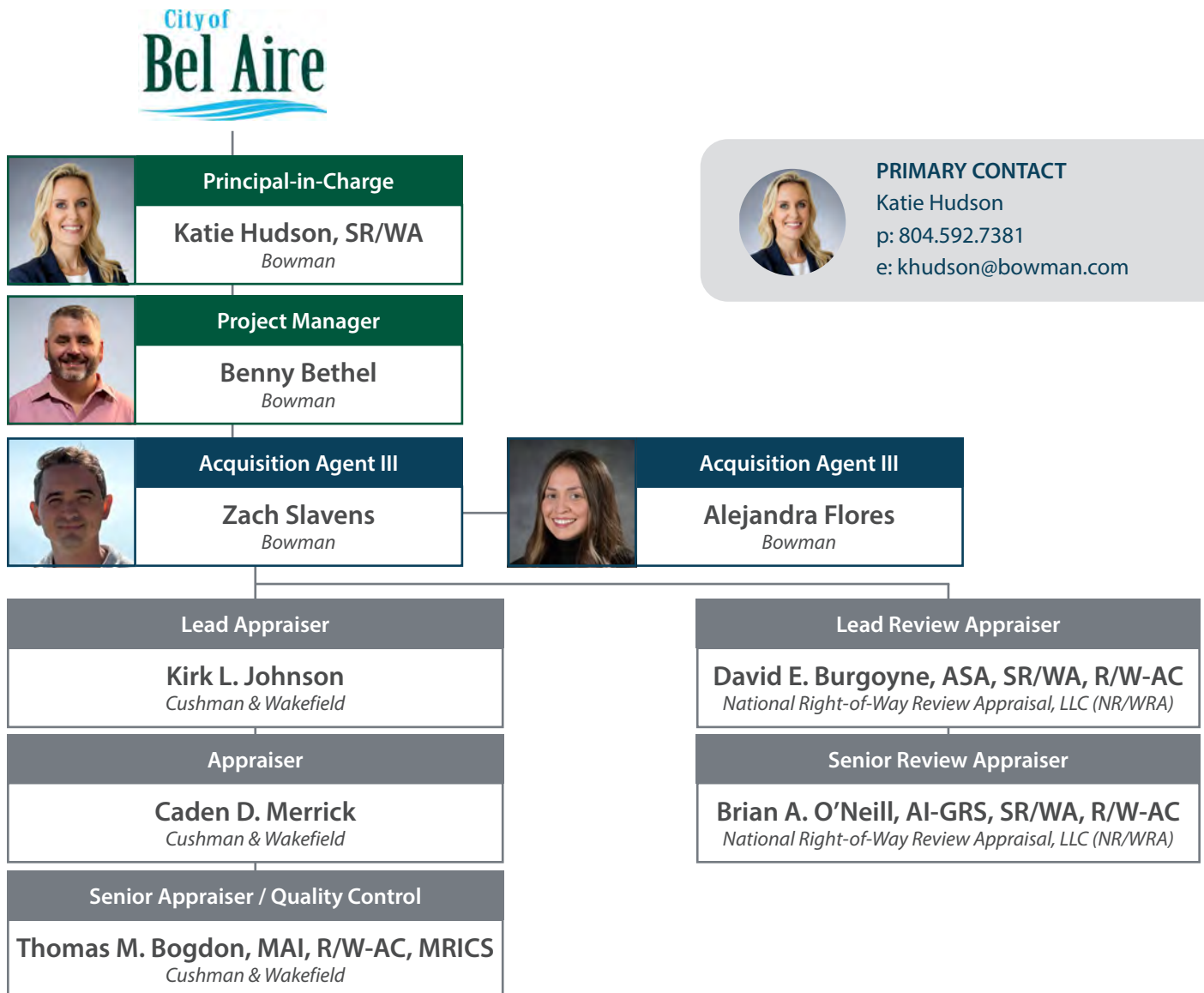
SECTION

05

Project Team

Organizational Chart

The following organizational structure identifies the key personnel proposed to support the City of Bel Aire’s 45th Street N. Reconstruction Project. Our team combines executive oversight, project management, and experienced right of way acquisition professionals to deliver responsive coordination, regulatory compliance and effective communication throughout the acquisition process. Together, these professionals will provide the appraisal coordination, title coordination, acquisition, negotiation, and project management services necessary to successfully acquire the required property interests and support the City’s targeted acquisition completion schedule.



PRIMARY CONTACT



Katie Hudson

p: 804.592.7381

e: khudson@bowman.com

KEY

	Bowman Management Team		Subconsultant
	Bowman Support Staff		

NOTE:

Click on each team member’s name to access their resume. Click the “Team Organizational Chart” button on each page to jump back to this page.



Katie Hudson, SR/WA

Principal-in-Charge

Katie Hudson is a senior right of way professional with more than **12 years of experience leading high-volume acquisition programs** for major utility and transportation infrastructure projects. She specializes in managing multidisciplinary right of way teams, complex easement and acquisition efforts and public-facing outreach initiatives for large-scale, fast-paced programs. Katie currently directs right of way operations throughout the United States, working closely with utility providers, contractors and public agencies to deliver compliant, efficient and community-focused right of way solutions.

Key Highlights

- ✓ **Subject Matter Expert (SME)**
- ✓ **Real Estate Brokerage License in Multiple States**
- ✓ **SR/WA**
- ✓ **12+ Years of Experience**
- ✓ **12+ Years with Bowman**

Education

M.B.A. Business Administration and Management, Capella University

Registrations

Real Estate Brokerage License:
Kansas (pending issuance)
Florida (BK3554419)
Illinois (471.022874)
Vermont (081.0134414)
North Carolina (365869)
Tennessee (383566)
Nebraska (20257254)

Senior Right of Way Professional (SR/WA) (#7401) Designation 6/5/2024

Associations

International Right of Way Association (IRWA)

Experience

FPL, Storm Secure Undergrounding Program | *Boynton Beach and Port St. Lucie, FL*

As VP, Katie leads ramp-up and execution of a large-scale right of way program supporting relocation of overhead electrical distribution lines to underground conduit and equipment. She directs right of way technicians, outreach specialists and surveyors while coordinating with utility representatives, contractors and leadership. Her responsibilities include managing schedules and budgets, overseeing survey and right of way documentation review, certifying requirements and coordinating QA/QC processes. She supports stakeholder communication to facilitate property access and minimize delays.

TECO, Storm Protection Program | *Tampa, FL*

Katie served as director of right of way for Tampa Electric Company (TECO's) Storm Protection Program, leading Bowman's right of way services throughout Florida in support of utility undergrounding and storm hardening efforts. In this role, she oversaw the execution of acquisition documents and coordinated discussions related to access, environmental considerations and overlapping right of way and roadway issues. She demonstrated a strong working knowledge of applicable legislation and regulations, met regularly with agency representatives and participated in post-construction inspections and field activities to support successful project closeout.

Various Departments of Transportation Projects | *Various Locations, U.S.*

Katie serves as vice president of right of way, supporting Department of Transportation right of way programs. She manages appraisal and appraisal review coordination, negotiation support, relocation advisory services and DOT right of way system data entry, ensuring compliance with agency policies and federal requirements. She applies a strong working knowledge of real property law and the **Uniform Act** while overseeing right of way documentation to support schedule-driven transportation delivery.

Highway 78 Widening Project | *Various Locations, SC*

Project manager responsible for valuation and acquisition efforts for multiple parcels for SouthPointe Phase 3 project.



Benny Bethel

Project Manager

Benny Bethel has over 6 years of progressive experience in real estate, land acquisition, and construction across Florida, Tennessee and Iowa. His expertise includes **land acquisition, closings and recordings, easement procurement**, deed restrictions, land development, and permit approvals, supporting both public and private sector infrastructure projects. Benny's experience managing complex property transactions has equipped him with the skills to navigate permitting and acquisition processes involving local agencies and private stakeholders.

Key Highlights

- ✓ **Subject Matter Expert (SME)**
- ✓ **Real Estate Agent in FL**
- ✓ **Notary Public in FL**
- ✓ **6+ Years of Experience**

Education

B.S. Business Administration, American Institute for Business

Licenses and Certifications

Real Estate License: Florida
(SL3508186)

Notary Public: Florida

Experience

Right of Way Specialist II* | *Knoxville, TN*

Benny completed right of way acquisition activities for transportation projects, including ownership research, negotiations, relocations and coordination with stakeholders. He supported project budgeting, scheduling and documentation while participating in public engagement efforts to address property owner concerns. His work ensured projects progressed efficiently and met required timelines.

Right of Way Agent III* | *Melbourne, FL*

Benny prepared legal documentation for easement procurement and land acquisition, including interpreting deed restrictions and analyzing title reports. He coordinated with engineering and legal teams to ensure compliance with local and state requirements and supported timely completion of infrastructure projects. His work contributed to meeting project schedules and regulatory standards.

Property Manager* | *Florida / Iowa*

Benny managed residential and agricultural properties, overseeing lease agreements, maintenance and compliance with local regulations. He prepared documentation, conducted market analyses and coordinated with stakeholders to support efficient property operations.

**Experience prior to joining the firm*



Zach Slavens

Acquisition Agent III

Zach Slavens is a detail-oriented right of way professional with 6+ years of experience supporting transportation, infrastructure and real estate projects across Indiana. Proven expertise in **title research, easement preparation, legal document review**, and coordination with attorneys, consultants and state agencies. Strong background in GIS mapping support, regulatory compliance and managing multiple real estate transactions simultaneously. Holds an Indiana Real Estate Broker's License and Notary Public License, with a solid academic foundation in geography and history and a reputation for accuracy, organization and clear communication.

Key Highlights

- ✓ **Subject Matter Expert (SME)**
- ✓ **Real Estate Broker in IN**
- ✓ **Notary Public in IN**
- ✓ **6+ Years of Experience**

Education

B.A. Geography and History, Indiana University

Certifications

Real Estate Brokerage License: Indiana (RB20001048)

Notary Public: Indiana

Associations

IRWA Chapter Ten Assistant Secretary

Experience

Bowman | *Various Counties, IN*

Zach is a hands-on right of way professional who performs land acquisition services for a variety of clients, managing and actively participating in landowner outreach, easement negotiations / acquisition, due-diligence research, title review, document preparation, GIS survey interpretation and project coordination to support gas and electric transmission and distribution. He communicates project risks and coordination needs with utilities, collaborates with utility project managers and landowners, and maintains client communication to keep projects moving efficiently while addressing landowner concerns and mitigating risk.

O.R. Colan | *Indiana*

Conducted detailed title research using public records to establish clear ownership and property rights. Reviewed engineering plans and right of way documentation, prepared and processed easements in compliance with state law and managed multiple real estate transactions simultaneously. Provided guidance on right of way procedures and ensured accuracy and regulatory compliance throughout the acquisition process.

Indiana Department of Transportation (INDOT), Real Estate Division | *Indiana*

Supported transportation infrastructure projects through comprehensive title and encumbrance research, legal document preparation and right of way coordination. Maintained tracking systems for surplus land disposal, assisted in revising abstracting policies and contributed to GIS mapping efforts for the U.S. 31 Initiative. Coordinated with attorneys and consultants to manage appraisals, legal descriptions and environmental documentation while handling multiple projects concurrently.



Alejandra Flores

Acquisition Agent III

Alejandra Flores has over three years of progressive experience in right of way acquisition across Michigan and Indiana. Her expertise includes acquiring permanent and temporary transmission line and gas pipeline easements, title research and analysis, landowner negotiations, and coordination with project managers, engineers, and legal teams, supporting utility clients. Alejandra's experience working with both private landowners and public stakeholders has equipped her with the skills to navigate right of way processes, title issues, and regulatory requirements involving utility providers, municipalities and governing agencies.

Alejandra is a hands-on right of way professional who not only manages but is actively involved in landowner outreach, easement negotiations, title review, document preparation, GIS and survey interpretation, project coordination, and client communication, ensuring projects move forward efficiently while addressing landowner concerns and mitigating risk.

Key Highlights

- ✓ **Subject Matter Expert (SME)**
- ✓ **Notary Public in MI**
- ✓ **3+ Years of Experience**

Education

B.S. Business Administration, Logistics Management and Marketing,
University of Central Michigan

Certifications

Notary Public: Michigan

Experience

Bowman | Various Counties, IN

As a Right of Way Agent, Alejandra has successfully acquired **over 200 permanent easements** needed throughout agricultural and urban areas to address the aging facilities needing replacement. She worked closely with each landowner to address concerns and offer quick solutions from working with engineering and forestry to move along project for client in a timely manner while still meeting the needs of the affected landowners.

Consumers Energy - Various New Business Projects* | Various Counties, MI

As a Right of Way Agent, she was able to successfully manage and execute all new business, LVD gas and electric projects across 5 counties in Michigan for Consumers Energy client. She was responsible for all easement research in internal system to analyze all documents associated with legal description. She performed title research across multiple external sources and Register of Deeds to prepare for easement document creation. She utilized internal GIS systems to ensure accuracy of associated deeds on property and existing easement locations. She successfully performed notaries and acquired easements through various negotiations with landowners while working closely with engineers and project managers for client success.

*Experience prior to joining the firm



Kirk L. Johnson

Lead Appraiser

Key Highlights

- ✓ **Kansas Certified General Real Estate Appraiser**
- ✓ **Right of Way Acquisition Valuation Experience**
- ✓ **Multi-State Certified General Appraiser**
- ✓ **13+ Years of Experience**

Education

B.S. North Dakota State University

Certifications

Certified General Real Estate Appraiser:
Kansas (G-3103)
Missouri (2016039156)
Nebraska (CG2017005R)
Illinois (553.002586)
Iowa (CG03545)
South Dakota (1501CG)
North Dakota (CG-222184)
Texas (TX 1381283 G)
Arkansas (CG-4344)

Associations

Candidate for Designation, Appraisal Institute

Kirk Johnson is a Director with **Cushman & Wakefield Valuation & Advisory** based in the Kansas City office. He serves clients throughout Kansas, Missouri, Nebraska, Illinois, Iowa, North Dakota, South Dakota, North Carolina and Texas. Kirk began his real estate career in 2001 and transitioned into appraisal practice in 2012. His valuation experience includes agricultural properties, vacant land, office buildings, retail buildings, multifamily properties, manufactured housing communities, automobile dealerships, industrial properties and right of way acquisitions. He will serve as lead appraiser for the City of Bel Aire project.

Experience

TxDOT Southeast Connector | *Texas*

Provided appraisal services and testimony support for approximately 45 parcels associated with a major transportation improvement project between January 2020 and May 2021.

I-27 Improvements | *Randall County, TX*

Performed right of way appraisal assignments for 23 parcels associated with interstate corridor improvements over approximately 8.8 miles.

FM 407 Widening Project | *Denton County, TX*

Provided appraisals for 19 parcels associated with roadway widening improvements across the communities of Northlake and Corral City.

NCDOT U-5713 / R-5777 | *Craven County, NC*

Completed appraisal assignments associated with a transportation corridor improvement project involving approximately 200 parcel reports completed between 2019 and 2021.

Georgia Department of Transportation Appraisal Services | *Georgia*

Provided appraisal services for transportation projects under Georgia Department of Transportation appraisal contracts beginning in 2021.



Caden D. Merrick

Appraiser

Key Highlights

- ✓ **Kansas Certified General Real Estate Appraiser**
 - ✓ **Right of Way Acquisition Valuation Experience**
 - ✓ **Multi-State Certified General Appraiser**
 - ✓ **3+ Years of Experience**
-

Education

B.S. Business Administration, Dual
Emphasis in Finance and Real Estate,
University of Missouri-Columbia

Certifications

Certified General Real Estate Appraiser:
Kansas (G-5328)
Iowa (CG04288)
Missouri (2026014543)

Associations

Practicing Affiliate, Appraisal Institute

Caden Merrick is an Associate Director with **Cushman & Wakefield Valuation & Advisory** in Kansas City. He began his appraisal career in 2022 under the mentorship of Kirk Johnson and has focused on automobile dealership, industrial and right of way acquisition valuation assignments. He has also participated in the valuation of aviation properties and retail centers. Caden has completed appraisal assignments across numerous states and will support appraisal production for the City of Bel Aire project.

Experience

Right of Way Acquisition Valuation Assignments | *Various Locations, U.S.*

Performed appraisal assignments involving right of way acquisition valuation under the supervision of senior valuation professionals.

Industrial Property Valuation Assignments | *Various Locations, U.S.*

Completed valuation assignments involving industrial property types throughout multiple states.

Automobile Dealership Valuation Assignments | *Various Locations, U.S.*

Performed appraisal assignments involving automobile dealership properties and related commercial real estate assets.

Aviation Property and Retail Valuation Assignments | *Various Locations, U.S.*

Participated in the valuation of aviation properties and retail centers beginning in 2024.



Thomas M. Bogdon, MAI, R/W-AC, MRICS

Senior Appraiser / Quality Control

Key Highlights

- ✓ MAI Designation
 - ✓ R/W-AC Designation
 - ✓ Eminent Domain & Litigation Experience
 - ✓ 40+ Years of Experience
-

Education

B.B.A. Management, Texas Tech University

Certifications

MAI Designation, Appraisal Institute
MRICS Designation, Royal Institution of Chartered Surveyors
Right of Way Appraisal Certified (R/W-AC)

Associations

Appraisal Institute, Member No. 8312

Thomas Bogdon is a Senior Director with **Cushman & Wakefield Valuation & Advisory** and has been engaged in real estate valuation and consulting since 1983. Throughout his career, he has provided appraisal and consulting services for a broad range of purposes, including sale, loan, arbitration, eminent domain, litigation, tax matters, easements, leased fee and leasehold interests and appraisal reviews. His clients have included developers, investors, attorneys, lenders, public agencies, institutional advisors and condemning authorities. Thomas has also provided expert witness testimony in eminent domain hearings and trials. He will provide senior quality control and appraisal oversight for the City of Bel Aire project.

Experience

Eminent Domain Valuation Assignments | *Various Locations, U.S.*

Provided valuation and consulting services supporting eminent domain matters, easement acquisitions, litigation support, and appraisal review assignments for public and private clients.

Public Agency Valuation Services | *Various Locations, U.S.*

Provided appraisal and consulting services for public agencies, institutional advisors, and condemning authorities involving acquisition, valuation and review assignments.

Litigation and Expert Witness Services | *Various Locations, U.S.*

Provided expert witness testimony before Superior Courts of Dallas and Tarrant County, Federal Bankruptcy Courts, and local courts in support of valuation and eminent domain matters.

Current Value Portfolio Appraisals and Reviews | *Various Locations, U.S.*

Performed valuation and review assignments involving leased fee interests, leasehold interests, easements and portfolio valuation services.



David E. Burgoyne, ASA, SR/WA, R/W-AC

Lead Review Appraiser

Key Highlights

- ✓ **AQB Certified USPAP Instructor**
- ✓ **Kansas Certified General Real Estate Appraiser**
- ✓ **SR/WA & R/W-AC Designations**
- ✓ **42+ Years of Experience**

Education

B.A. Liberal Arts (Physics-Astronomy Concentration), Colgate University

Licenses and Certifications

Certified General Real Estate Appraiser: Kansas

Senior Right of Way Professional (SR/WA)

Right of Way Appraisal Certified (R/W-AC)

Appraiser Qualifications Board (AQB)
Certified Uniform Standards of Professional Appraisal Practice (USPAP) Instructor

PEAK and CLIMB Certified International Right of Way Association Instructor

Associations

American Society of Appraisers (ASA)

David Burgoyne is one of the nation's most experienced right of way valuation and review appraisal professionals. He has performed appraisal and review appraisal services for transportation agencies, local public agencies, utility providers and federally funded infrastructure projects throughout the United States. As Technical Director of **National Right-of-Way Review Appraisal, LLC**, he specializes exclusively in review appraisal services supporting Uniform Act-compliant acquisitions. Since its formation in 2017, NR/WRA has completed more than 2,000 appraisal review reports. David is a Kansas Certified General Appraiser, AQB Certified USPAP Instructor, ASA Designated Member and Senior Right of Way Professional (SR/WA). He will serve as lead review appraiser for the City of Bel Aire project and will oversee review appraisal services to support compliance with KDOT requirements, the Uniform Act and applicable federal regulations.

Experience

Idaho Transportation Department Review Appraisal Program | *Idaho*
Review appraisal consultant to the Idaho Transportation Department since 2016.

I-15 / US-20 / US-26 Realignment Project | *Idaho Falls, ID*
Providing appraisal review services for transportation improvements associated with the realignment of Interstate 15, U.S. Highway 20 and U.S. Highway 26 in Idaho Falls.

145th Street Corridor Project (Stages 2 & 3) | *Shoreline, WA*
Provides appraisal review services supporting transportation corridor improvements in Shoreline, Washington.

Edmonds Highway 99 Gateway Revitalization Project | *Edmonds, WA*
Provides appraisal review services supporting transportation improvements in Edmonds, Washington.

SH-16 Transportation Improvements | *Idaho*
Completed appraisal review assignments associated with the SH-16 transportation project.

US-95 Transportation Improvements | *Idaho*
Provided appraisal review services associated with transportation improvements along the U.S. 95 corridor.

Virginia Passenger Rail Authority Projects | *Richmond and Northern Virginia*
Provides appraisal review services for projects associated with the Virginia Passenger Rail Authority through Pendulum Land Services in Richmond and Northern Virginia.



Brian A. O'Neill, AI-GRS, SR/WA, R/W-AC

Senior Review Appraiser

Key Highlights

- ✓ **AI-GRS Designation**
 - ✓ **SR/WA & R/W-AC Designations**
 - ✓ **National Right of Way Review Expertise**
 - ✓ **30+ Years of Experience**
-

Education

B.S. Interdisciplinary Studies
(Molecular Biology Concentration),
Towson University

Certifications

AI-GRS Designation, Appraisal Institute
Senior Right of Way Professional (SR/
WA)
Right of Way Appraisal Certified (R/W-
AC)
American Society of Appraisers
Appraisal Review & Management
Certificate
Certified General Real Property
Appraiser (Multiple States)

Associations

Appraisal Institute
International Right of Way Association
American Society of Farm Managers
and Rural Appraisers

Brian O'Neill is an appraisal professional with more than 30 years of experience specializing in right of way valuation, appraisal review, eminent domain, easement valuation, and partial acquisition assignments. As Managing Director and Chief Review Appraiser for **National Right-of-Way Review Appraisal, LLC (NR/WRA)**, he has completed thousands of appraisal reports and appraisal review reports for municipal, state, and federal agencies, as well as right of way consultants and infrastructure project teams throughout the United States. His experience includes highway, utility, airport, pipeline, railroad, wastewater, and other public infrastructure projects requiring Uniform Act-compliant acquisition support. He will provide appraisal review services for the City of Bel Aire project.

Experience

Transportation Right of Way Projects | *Various Locations, U.S.*

Completed appraisal reviews and valuation assignments supporting highway, roadway, and transportation corridor improvement projects throughout the United States.

Easement and Partial Acquisition Assignments | *Various Locations, U.S.*

Provided appraisal review services involving permanent easements, temporary construction easements, partial acquisitions, and complex valuation assignments associated with public infrastructure projects.

Airport Expansion and Avigation Easement Projects | *Various Locations, U.S.*

Performed appraisal and appraisal review assignments associated with airport expansion projects and avigation easement acquisitions.

Utility, Pipeline, and Transmission Corridor Projects | *Various Locations, U.S.*

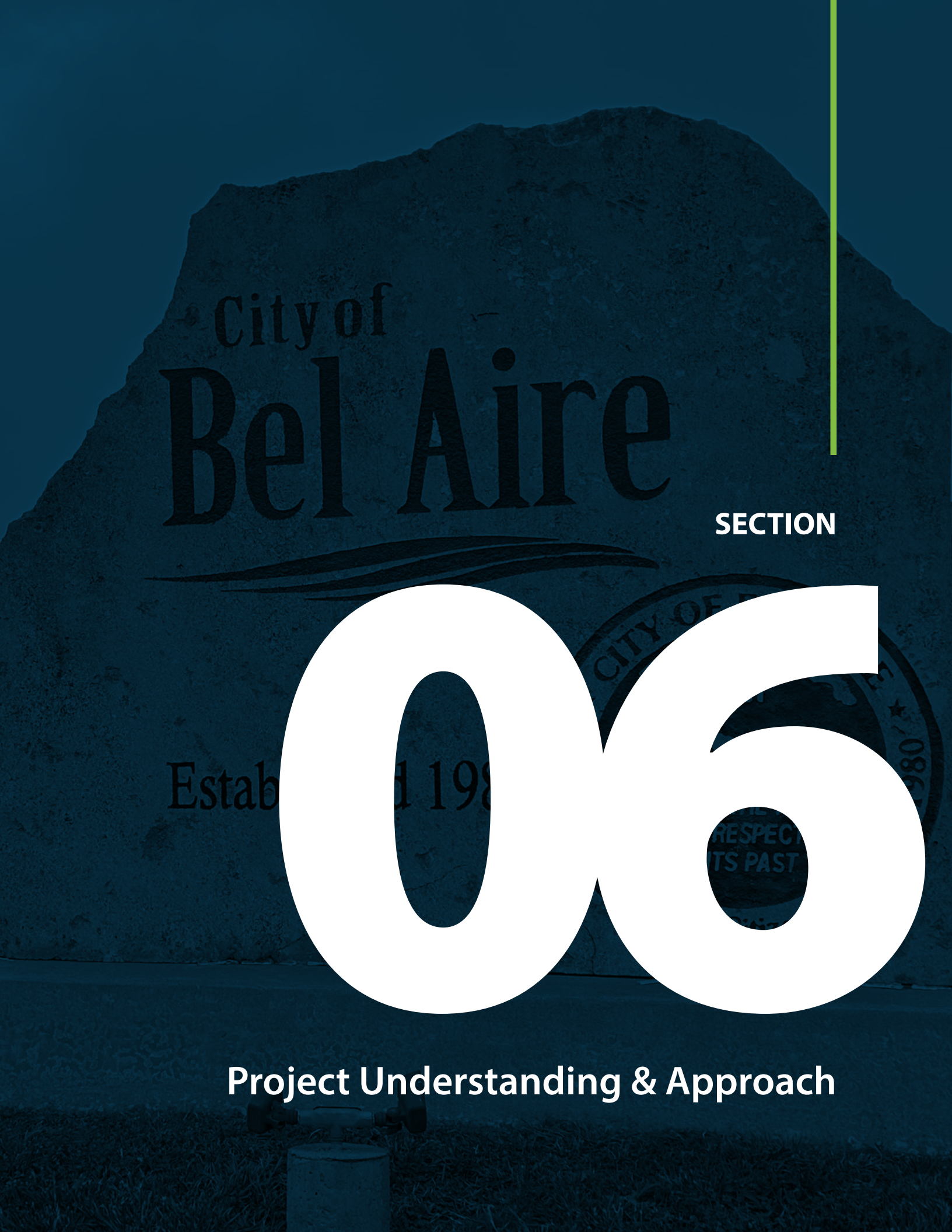
Provided appraisal review services for utility, pipeline, subsurface corridor, and high-voltage transmission line projects requiring acquisition of property rights and easements.

Railroad and Public Infrastructure Projects | *Various Locations, U.S.*

Completed appraisal reviews associated with railroad corridor improvements, wastewater facilities, and other public infrastructure projects.

Complex Eminent Domain Valuation Assignments | *Various Locations, U.S.*

Performed appraisal and appraisal review assignments involving residential, commercial, industrial, agricultural, multifamily, and special-purpose properties subject to eminent domain and acquisition activities.



City of
Bel Aire

SECTION

06

Project Understanding & Approach

Project Understanding

The City of Bel Aire's 45th Street N. Reconstruction project represents a critical transportation improvement that will enhance roadway safety, traffic operations, drainage, and long-term infrastructure reliability along a key east-west corridor between Oliver Street and Woodlawn Avenue. As part of this KDOT-administered project, the City requires comprehensive right of way acquisition services to secure the property interests necessary for construction while maintaining compliance with all applicable federal, state and KDOT requirements. The project includes **approximately 17 affected tracts** consisting of a combination of permanent **right of way acquisitions, temporary construction easements, and a permanent drainage easement**, with acquisition activities targeted for completion by **November 1, 2026**.

Our understanding is that the City seeks a single consultant team capable of delivering the full range of acquisition services, including title research, valuation and appraisal services, appraisal review, acquisition negotiations, document preparation, mortgage releases, notarization, progress reporting and acquisition file management. The selected consultant will be expected to work closely with City staff, utilize City-provided tract maps and legal descriptions and maintain complete documentation throughout the acquisition process. Particular emphasis will be placed on thorough negotiation records, timely communication, and the preparation of acquisition packages and reports that satisfy KDOT standards and withstand regulatory review.



Existing conditions at the 45th Street N. and Oliver Street intersection. Bowman will work directly with affected property owners to acquire the right of way and easements necessary to support planned roadway improvements.

We recognize several factors that will be critical to successful project delivery, including coordinating acquisitions across multiple ownership types, maintaining the project schedule necessary to meet the City's targeted acquisition completion date, obtaining timely mortgage releases where required, addressing temporary and permanent easement impacts, and ensuring all acquisition activities satisfy **KDOT and Uniform Act requirements**. Early identification of title, valuation, or ownership issues will be essential to minimizing delays and maintaining project momentum.

We recognize that successful delivery of this assignment extends beyond obtaining signatures and recorded documents. Property owners must be treated professionally, respectfully and consistently throughout the acquisition process. Many of the affected tracts are residential properties, requiring clear communication regarding project impacts, property rights, compensation determinations and construction activities. Maintaining

positive public relations while protecting the City's interests is essential to minimizing delays and reducing the likelihood of disputes or condemnation proceedings.

We also understand that the City will evaluate respondents based on their demonstrated understanding of project challenges, approach to completing the work, qualifications of assigned personnel, and ability to provide timely, cost-effective services. Our approach will focus on proactive coordination, early identification of title or ownership issues, diligent scheduling of acquisition meetings, and continuous status reporting to keep the City informed of progress and potential risks. By combining experienced acquisition professionals, qualified appraisal resources, and proven project management practices, we will assist the City in obtaining the necessary property interests efficiently while maintaining full compliance with KDOT requirements and supporting the successful advancement of the 45th Street N. Reconstruction project.



Project Approach

Bowman will deliver a comprehensive, compliant and schedule-driven right of way acquisition program in support of the City of Bel Aire's 45th Street N. Reconstruction Project. Our approach combines deep technical expertise with a strong understanding of the local Bel Aire and greater Wichita market, allowing us to effectively navigate property owner expectations, development patterns and regional considerations that influence successful acquisition outcomes.

Project Initiation and Local Coordination

Upon notice to proceed, Bowman will:

- Conduct a project kickoff meeting with City staff to confirm scope, communication protocols and schedule expectations
- Review project plans, tract maps and ownership data with attention to local land use patterns
- Establish a project-specific acquisition plan and tracking system
- Identify potential risks unique to the corridor

Local Perspective

Bowman recognizes that the 45th Street corridor between Oliver and Woodlawn sits within one of the fastest-growing areas of the Wichita metro, characterized by:

- Ongoing residential development and subdivision growth
- Increasing commercial pressure along key north-south routes like Oliver and Woodlawn
- A mix of long-term property owners and newer residents

This insight allows Bowman to anticipate landowner concerns and tailor engagement strategies accordingly.

Title Services

Bowman will provide all required title services necessary to support acquisition, including title commitments, ownership verification and coordination of curative actions. These services will be performed by qualified staff and / or in partnership with experienced local title professionals in Sedgwick County to ensure accuracy, efficiency and compliance with KDOT requirements.

- Bowman will manage all title-related activities to ensure each tract can be acquired with clear and marketable title:
- Order and review title commitments for all subject parcels
- Identify encumbrances, liens and easements
- Coordinate required mortgage releases and lien satisfactions
- Verify ownership and confirm all parties of interest

30⁺

DOT Right of Way Projects

1,200⁺

Acquisitions

100⁺

Residential and Business Relocations



At Bowman, we treat our clients and their projects as our top priority. We understand that success is built on our ability to respond correctly and quickly to their needs





- Resolve title issues early to prevent delays

Local Perspective

Bowman's familiarity with Sedgwick County title practices and local title providers enables efficient processing and quicker resolution of title-related issues.

Appraisal and Review Services

Bowman will provide valuation and review appraisal services consistent with KDOT requirements, the Uniform Act and applicable federal regulations. Qualified appraisal professionals will prepare valuation reports for affected tracts, while independent review appraisal services will be provided by **National Right-of-Way Review Appraisal, LLC (NR/WRA)**. **David E. Burgoyne, ASA, SR/WA, R/W-AC** will serve as lead review appraiser and will verify appraisal adequacy, regulatory compliance and supportable valuation conclusions prior to establishment of just compensation. Administrative quality control reviews will also be performed by NR/WRA staff to promote consistency, completeness and compliance with applicable standards.

Local Market Considerations

Our valuations reflect:

- Increasing property values in northeast Sedgwick County

- Development pressure along Oliver Street and Woodlawn Avenue corridors
- Local trends affecting residential and transitional land uses

Pre-Acquisition Coordination and Property Verification

Prior to negotiations, Bowman will:

- Confirm ownership and parcel data
- Verify legal descriptions against plans and title commitments
- Coordinate with the City to resolve discrepancies
- Prepare complete acquisition packages for each tract

Acquisition and Negotiation Strategy

Bowman's approach emphasizes professionalism, transparency and local credibility.

Offer Presentation

- Conduct in-person offer presentations whenever possible
- Clearly explain:
 - Project purpose and benefits
 - Property impacts
 - Compensation methodology
 - Property owner rights under the Uniform Act

Local Engagement Approach

Recognizing Bel Aire's community-focused environment, Bowman will:

- Prioritize respectful, relationship-based communication
- Address concerns of both long-term residents and newer property owners
- Provide clear, consistent messaging to build trust

Negotiation Process

Utilize a flexible, solution-oriented approach

- Address concerns related to access, impacts and future use
- Coordinate with the City on administrative settlements if needed

Documentation

- Maintain detailed negotiation logs
- Prepare all acquisition documents, including:
 - Offer letters
 - Easement / ROW agreements
 - Payment vouchers
 - W-9 forms

Project Management and Reporting

Bowman will actively manage all acquisition activities:

- Utilize a centralized tracking system for all tracts
- Provide regular progress reports detailing:
 - Contact status





Focused on Results

- **17 acquisition tracts**
 - **KDOT-compliant process**
 - **In-person owner outreach**
 - **Proactive schedule management**
- **Clear communication and reporting**
- **Targeted completion by November 1, 2026**

- Offer delivery
- Negotiation progress
- Issue resolution

Local Coordination Benefit

Our experience in the region supports:

- Efficient coordination with local stakeholders
- Faster resolution of issues
- Strong communication with property owners

Schedule Management

Bowman is committed to meeting the November 1, 2026 acquisition deadline. We will:

- Develop a detailed acquisition schedule with defined milestones
- Prioritize critical tracts
- Perform parallel processing of tasks
- Allocate sufficient staff resources

Local Timing Considerations

We account for:

- Seasonal property owner availability
- Ongoing regional development activity
- Potential external coordination needs

Compliance and Quality Assurance

Bowman will ensure full compliance with:

- KDOT Right of Way Manual and procedures
- Uniform Relocation Assistance Act
- All applicable regulations

Quality measures include:

- Internal document review processes

- Standardized acquisition procedures
- Continuous compliance monitoring

Closeout and Deliverables

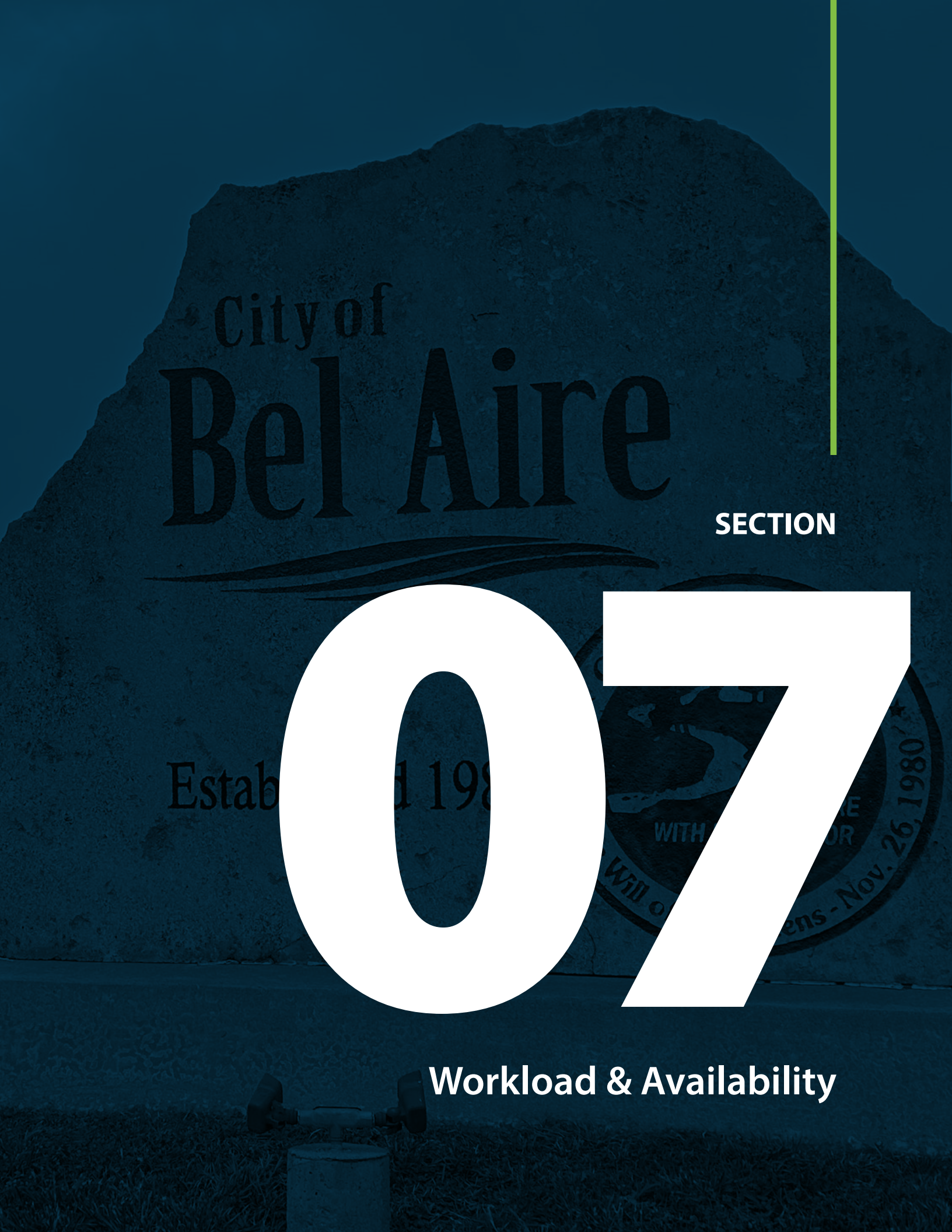
Upon completion, Bowman will:

- Execute and **notarize all required documents**
- Deliver complete acquisition packages to the City
- Confirm title transfer and recording
- Provide final documentation consistent with KDOT requirements

Commitment to the City of Bel Aire

Bowman is committed to:

- Delivering on-time, compliant acquisitions
- Maintaining positive landowner relationships
- Providing transparent communication and coordination
- Leveraging local market understanding to minimize risk and support project success



City of
Bel Aire

SECTION

07

Workload & Availability

TEAM AVAILABILITY			
NAME	PROJECT ROLE	YEARS OF EXPERIENCE	COMMITMENT / INVOLVEMENT (%)
Katie Hudson, SR/WA	Principal-in-Charge	12+	20%
Benny Bethel	Project Manager	6+	50%
Zach Slavens	Acquisition Agent III	6+	50%
Alejandra Flores	Acquisition Agent III	3+	50%
Kirk L. Johnson (C&W)	Lead Appraiser (Subconsultant)	13+	20%
Caden D. Merrick (C&W)	Appraiser (Subconsultant)	3+	20%
Thomas M. Bogdon (C&W)	Senior Appraiser / Quality Control (Subconsultant)	40+	20%
David E. Burgoyne (NR/WRA)	Lead Review Appraiser (Subconsultant)	42+	20%
Brian A. O'Neill (NR/WRA)	Senior Review Appraiser (Subconsultant)	28+	20%

Bowman is **fully staffed and available to begin work immediately** upon Notice to Proceed. Our proposed team has been specifically assembled to provide the acquisition, appraisal coordination, title coordination and project management resources necessary to successfully complete the City of Bel Aire's acquisition program within the targeted November 1, 2026 completion schedule.

The project will be managed by Benny Bethel, who will serve as the City's primary point of contact and oversee day-to-day acquisition activities, schedule management, reporting and coordination with City staff. Executive oversight and quality assurance will be provided by Katie Hudson, SR/WA, while Zach Slavens and Alejandra Flores will support title review, acquisition package preparation, property owner outreach, negotiations and acquisition tracking.

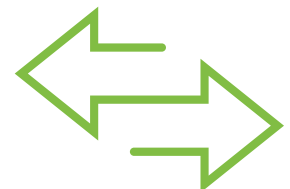
Because the project involves approximately seventeen affected tracts, including right of way acquisitions, temporary construction easements, and a permanent drainage easement, our staffing approach allows **multiple acquisition activities to occur concurrently**, reducing schedule risk and maintaining project momentum.

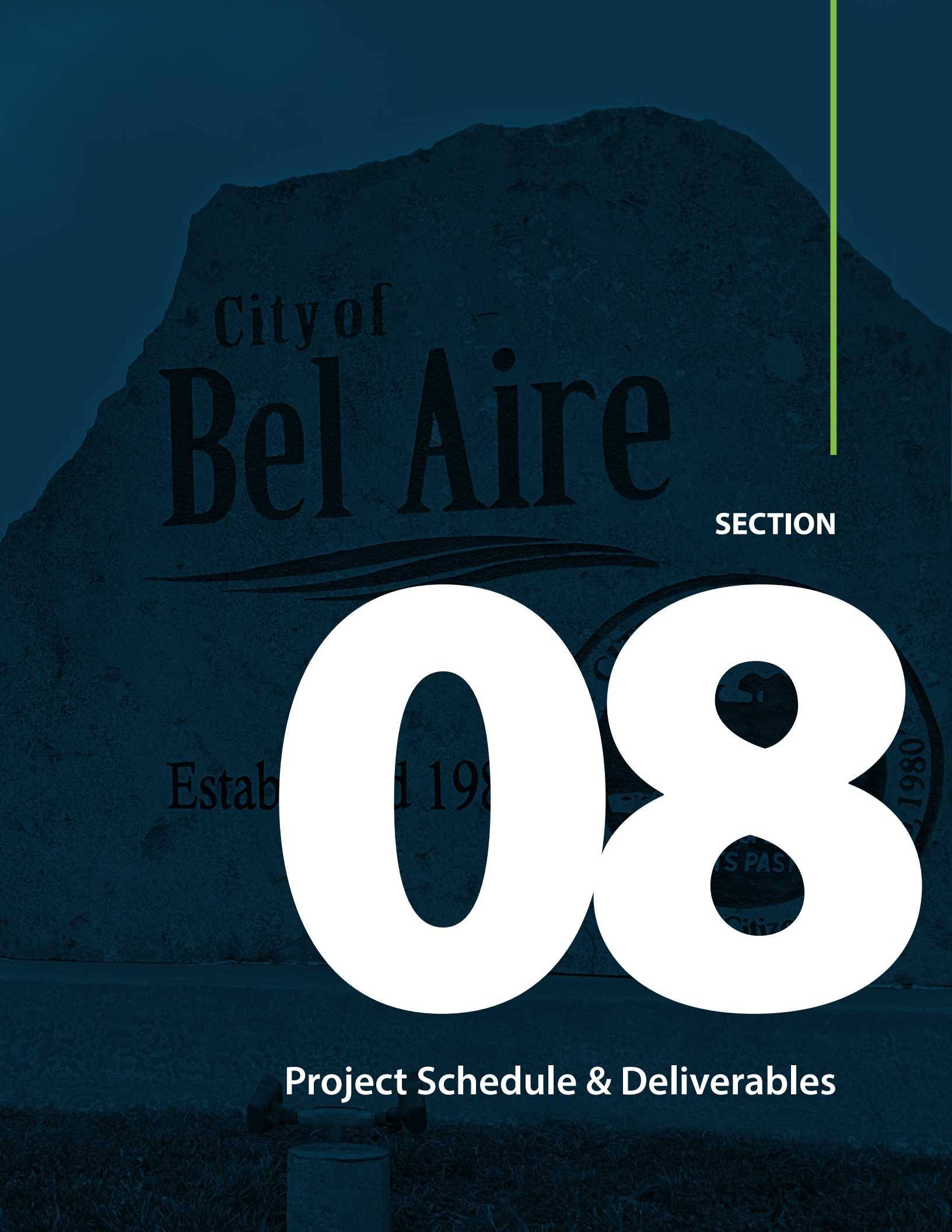
In addition to the personnel identified for this assignment, Bowman maintains a broader network of right of way, appraisal coordination and land services professionals that can be deployed if project conditions require additional resources. This depth of staff provides flexibility to address

unforeseen title issues, accelerated schedules, complex negotiations, or increased reporting requirements without disrupting project progress. By leveraging both **dedicated project staff and the resources** of our larger organization, Bowman can maintain consistent service levels, meet critical milestones and respond quickly to City requests throughout the duration of the assignment.

Bowman utilizes established project management procedures, cloud-based tracking systems, and regular internal coordination meetings to monitor progress, identify potential challenges early and ensure resources remain available throughout the assignment. This approach allows our team to **maintain responsiveness** to both City staff and property owners while providing timely progress reporting, complete acquisition documentation and consistent communication throughout the acquisition process.

Based on our current and projected workload, Bowman is confident in our ability to dedicate the personnel, resources, and management attention necessary to deliver timely, high-quality acquisition services while maintaining full compliance with KDOT requirements and supporting the successful advancement of the 45th Street N. Reconstruction project.





City of
Bel Aire

SECTION

08

Project Schedule & Deliverables



Project Schedule & Deliverables

Bowman is committed to delivering right of way acquisition services with measurable performance standards that align with industry best practices and KDOT expectations. Our team tracks and manages acquisition performance using the following key metrics:

Acquisition Cycle Times

- **Initial contact with property owner:** within 5 business days of authorization to proceed
- **Offer presentation:** within 10–15 business days following receipt of approved appraisal and title
- **Average negotiation duration:** 30–60 days per tract, depending on complexity
- **Total acquisition completion:** structured to meet or exceed the November 1, 2026 deadline

Property Owner Contact Standards

- Minimum of 3 documented contact attempts (combination of in-person, phone and written communication) prior to escalation
- In-person meetings prioritized for initial offer delivery and critical negotiations
- All communications documented in real-time negotiation logs

Negotiation Success Rates

- Target 90–95% of acquisitions completed without condemnation
- Emphasis on early issue identification and proactive problem resolution to avoid administrative or legal escalation

Documentation and Compliance Accuracy

- 100% compliance with KDOT and Uniform Act documentation requirements
- Internal quality control reviews conducted on all acquisition packages prior to submission
- Zero-tolerance standard for incomplete or non-compliant documentation

Schedule Adherence

- Maintain 95% on-time milestone completion rate
- Weekly internal progress tracking to identify and resolve schedule risks early
- Immediate escalation of critical path delays to City staff with recommended mitigation strategies

Reporting and Transparency

- Provide bi-weekly or monthly progress reports, as requested by the City
- Maintain a real-time tract status tracker accessible to project stakeholders
- Deliver clear status updates including:
 - Contact status
 - Offer status
 - Negotiation progress
 - Issue resolution actions

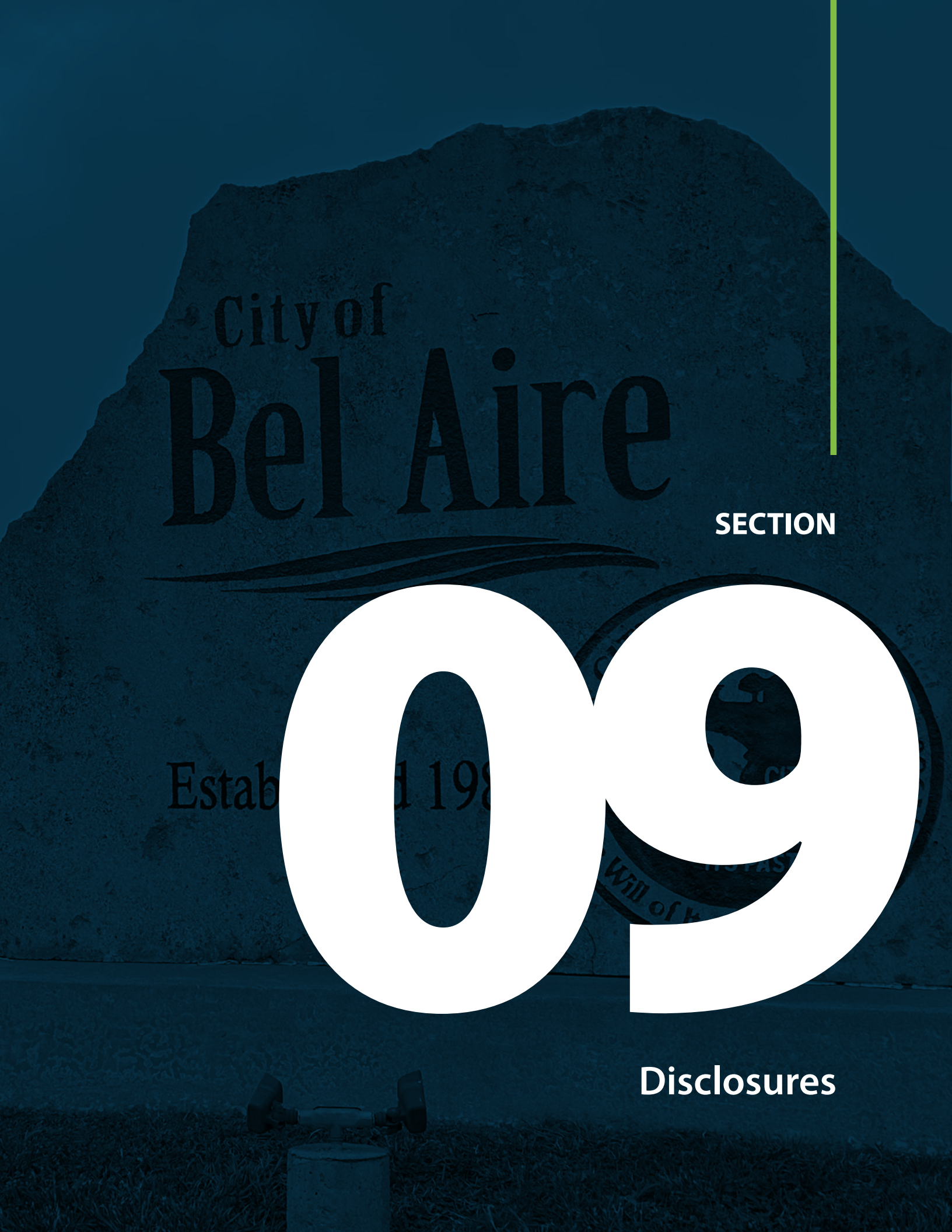
Customer Service and Landowner Relations

- Maintain a professional, respectful approach in 100% of landowner interactions
- Target high cooperation rates through clear communication and responsiveness
- Resolve landowner inquiries within 2 business days whenever possible

Performance Commitment

Bowman integrates these metrics into daily project management practices to ensure:

- Accountability at every stage of acquisition
- Predictable, on-schedule delivery
- High-quality, compliant acquisition packages
- Positive landowner engagement and outcomes



City of
Bel Aire

SECTION

09

Disclosures



Disclosures

Litigation, Claims and Disciplinary Actions

Bowman is not aware of any current, pending, or threatened disciplinary actions, professional sanctions, or administrative proceedings that would impair our ability to perform the services described in this RFSQ. Furthermore, neither Bowman Realty Consultants, LLC nor the proposed project team members assigned to this project are aware of any pending claims, arbitration proceedings, mediation proceedings, or litigation that would materially affect our ability to successfully perform the required services for the City of Bel Aire.

Conflicts of Interest

Bowman has reviewed the requirements of this assignment and is not aware of any actual or potential conflicts of interest involving the City of Bel Aire, its elected officials, employees, agents, consultants, or project stakeholders that would impair our ability to provide objective and professional services. Should any actual or potential conflict arise during the course of the project, Bowman will promptly disclose the matter to the City and work cooperatively to resolve it in a manner acceptable to the City.

Confidentiality Commitment

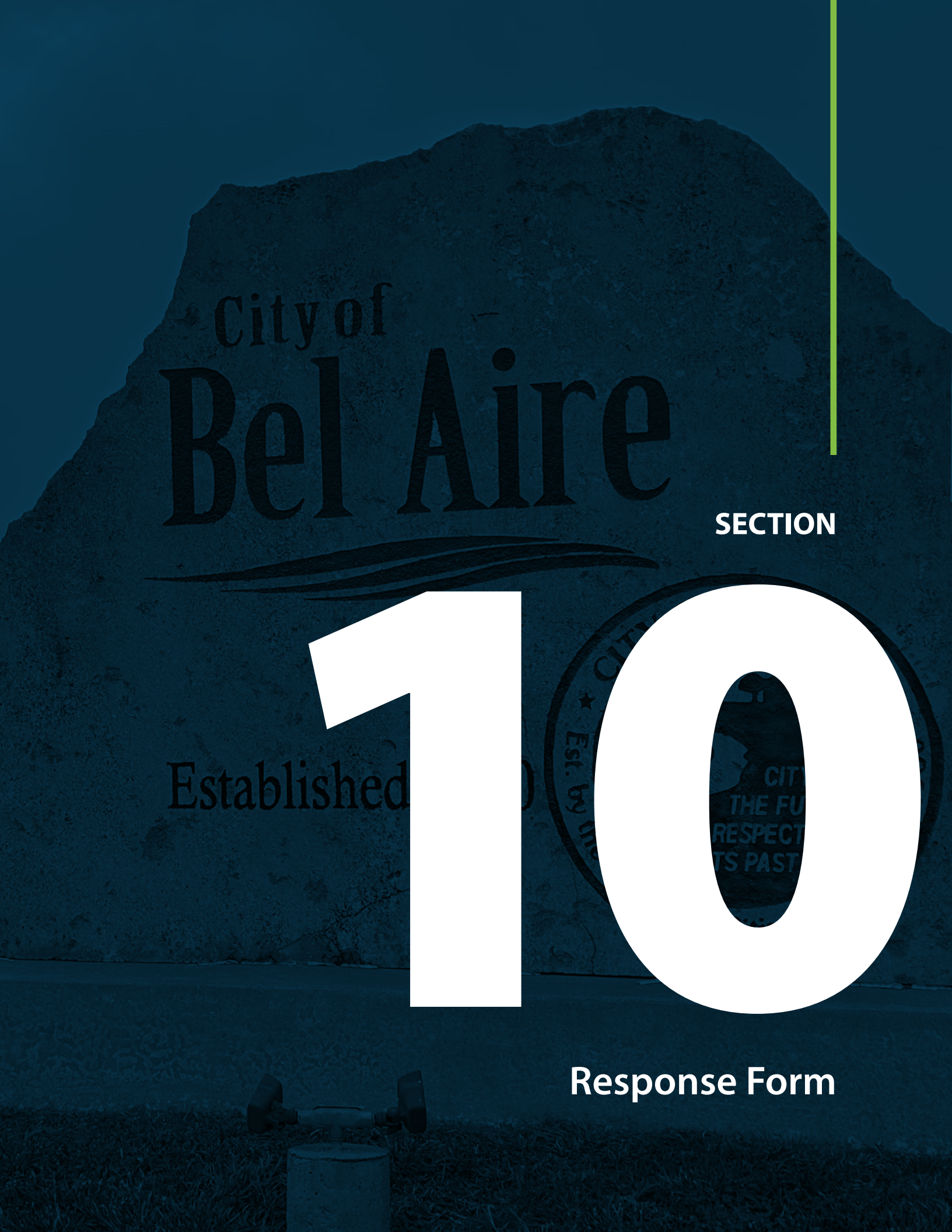
Bowman understands that project information, acquisition records, property ownership information, valuation data, negotiations and other project-related materials may contain confidential or sensitive information. Bowman agrees to maintain strict confidentiality with respect to all aspects of this project and will protect City information in accordance with applicable federal, state, and local requirements, including the provisions outlined in the City's RFSQ and resulting agreement. Access to project information will be limited to personnel directly involved in the performance of services for this assignment.

Public Communications

Bowman understands the importance of maintaining consistent and accurate public communications throughout the acquisition process. Bowman agrees that all media inquiries, citizen requests for information and inquiries from public officials regarding this project will be directed to the City's designated project manager or authorized City representative. Project team members will not provide official statements or project information on behalf of the City unless specifically authorized to do so by the City.

Review of City Contract Documents

Bowman has reviewed the City of Bel Aire's Mandatory Contractual Provisions (Exhibit A) and Mandatory Independent Contractor Addendum (Exhibit B) included with the RFSQ. At this time, Bowman does not propose any exceptions, revisions, or modifications to either exhibit and understands these provisions may form part of the final agreement. Should clarification of any provision become necessary during contract negotiations, Bowman will work cooperatively with the City to address such matters in a manner acceptable to both parties.



City of
Bel Aire

Established 1900

CITY OF BEL AIRE
THE FUTURE
RESPECTS
ITS PAST

SECTION

10

Response Form



Response Form

**RESPONSE FORM
PROPERTY ACQUISITION SERVICES**

RESPONSE FORM (RFSQ 2026-002)

(Must be submitted with Respondent’s Statement of Qualifications for Right of Way Acquisition Services for the CITY OF BEL AIRE)

The undersigned, on behalf of the Respondent, certifies that Respondent’s submittal package: (1) is submitted without previous understanding, agreement or connection with any person, team or corporation making another proposal for the same services; (2) is submitted without collusion or fraud; (3) is submitted by a person who is legally empowered to bind the Respondent in whose name the proposal is submitted; (4) is submitted with full understanding of all provisions of the RFSQ; (5) if accepted by the City, is guaranteed as submitted and with any subsequent Respondent amendments approved by the City and will be implemented as stated; and (6) the Respondent, if selected by the City, will enter into a contract consistent with its proposal notwithstanding any subsequently discovered errors therein.

RESPONDENT Bowman Realty Consultants, LLC

CONTACT Katie Hudson

ADDRESS 906 South 26th Street CITY/STATE Lincoln, NE ZIP 68510

PHONE 804.592.7381 FAX N/A

TAXPAYER I.D. NUMBER 84-3646260

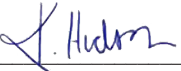
WEB SITE ADDRESS bowman.com E-MAIL khudson@bowman.com

TYPE OF ORGANIZATION (check one): * Bowman Realty Consultants is an LLC

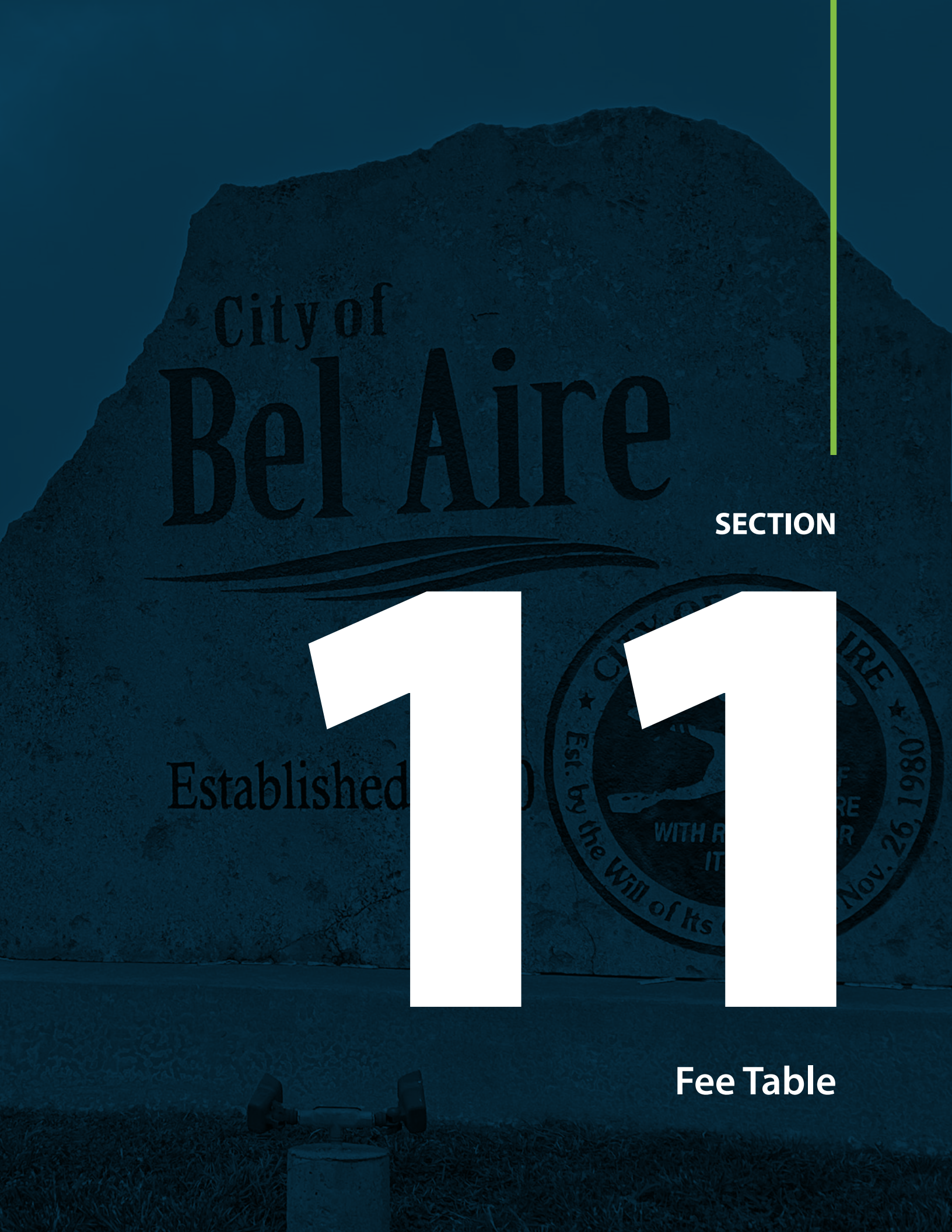
Sole Proprietorship ☐ Partnership ☐ Corporation ☒ Public Corporation

Respondent acknowledges receipt of the following addenda: #1 ☒, #2 ☐, #3 ☐

Respondent acknowledges it has examined the RFSQ, including all of its requirements, terms, conditions, and sections. Exceptions to any part of the RFSQ or any attachments or addenda thereto should be clearly delineated and detailed.

AUTHORIZED SIGNATURE: 

TITLE VP, Right of Way & Land Services DATE 6/23/26



City of Bel Aire

SECTION

11

Fee Table



Fee Table

FEE TABLE

Just Compensation Valuation Service	Amount
• Single Family Residential	\$900.00
• Non-Single Family Residential	\$900.00
Appraisal fee for damages in excess of \$10,000	
• Single Family Residential	\$300.00 (Hourly)
• Non-Single Family Residential	\$300.00 (Hourly)
Acquisition Services	
• Single Family Residential	\$4,500.00
• Non-Single Family Residential	\$4,500.00
Hourly Rate for Additional Services, including Condemnation Proceedings	\$250 /hr.
Other Fees – Please list below	
Title Services	\$525 (Per Parcel)
Closing & Recording Services	\$700 (Per Parcel)
Review Appraisal	\$2,500.00 (Per Parcel)

