
RFP # 23-4090-05

1 message

Marcus Boyd <mboyd@pinnaclegroup.biz>
To: bids@burnetcountytexas.org
Cc: Marketing <Marketing@pinnaclegroup.biz>

Wed, Sep 20, 2023 at 10:46 AM

Good morning!

This email is our official submission for the Right of Way Acquisition Services Proposal due today. Please confirm that you have received this email along with its attachment of our submittal. Thank you for the consideration and please advise if anything else is needed.

Regards,



Marcus Boyd, Exec. VP

SR/WA, URAC, NAC, RAC

O: (682) 701-6642

C: (972) 979-2850

F: (972) 591-4488

<https://pcmgi.com>

1400 Brown Trail, Suite A

Bedford, TX 76022



Burnet County (FINAL).pdf
9442K



Request for Proposal

RFP# 23-4090-05

September 20, 2023

Submitted By:
**Pinnacle Consulting
Management Group, Inc.**

Submitted To:
Burnet County



PINNACLE CONSULTING MANAGEMENT GROUP, INC.

September 20, 2023

Burnet County Auditor
Attn: County Auditor/Purchasing Agent
133 E. Jackson Street
Burnet, TX 78611

RE: RFP 23-4090-05 Right of Way Acquisition Services Proposal

Pinnacle Consulting Management Group, Inc. (Pinnacle) appreciates the opportunity to submit our Company's response to the Request for Proposal for Right of Way Acquisition Services issued by Burnet County.

Pinnacle Group has twenty-six years of experience providing the requested services on agency projects in Texas, Oklahoma, Mississippi, Virginia, Arkansas, Idaho and New Mexico and would like to be considered to provide parcel acquisition services.

Marcus Boyd and Daniel Shaw, Project Manager, have reviewed the Request for Qualifications in detail and understand the expertise needed to successfully complete project assignments.

Company: Pinnacle Consulting Management Group, Inc.
12345 Jones Rd., Ste. 101
Houston, TX 77070
Tel: (346) 260-7260
Fax: (972) 591- 4488

Corporate Office: Pinnacle Consulting Management Group, Inc.
4516 NW 36th St. Ste. 100
Oklahoma City, OK 73122
Tel: (405) 879-0600
Fax: (405) 604-4627

Established: September 1997

Principals: Lisa R. Harrison, SR/WA, R/W-URAC, R/W-RAC, R/W-NAC, President
Email: lharrison@pinnaclegroup.biz Tel: (405) 879-0600
Marcus Boyd, Vice President, R/W-URAC, SR/WA, R/W-RAC, R/W-NAC
E-mail: mboyd@pinnaclegroup.biz Tel: (972) 979-2850
Aaron Adkins, Vice President, R/W-URAC, SR/WA, R/W-RAC, R/W-NAC
E-mail: aadkins@pinnaclegroup.biz Tel: (405) 879-0600

Project Contact: Marcus Boyd, Vice President, R/W-URAC, SR/WA, R/W-RAC, R/W-NAC
If you wish to discuss our qualifications, please contact us at 972-979-2850.

Sincerely,

Marcus Boyd, Vice President



Organization and Qualifications of Firm

Pinnacle Consulting Management Group, Inc. (Pinnacle) is a majority woman-owned Oklahoma corporation certified as a Women's Business Enterprise (WBE) and Small Business Enterprise (SBE) with the Texas Department of Transportation and Oklahoma Department of Transportation.

Established in 1997, Pinnacle provides all services associated with the acquisition of land and right of way, as well as expert relocation assistance and related services. Pinnacle has experience in all aspects of land acquisition/right of way acquisition services and right of way program management services, including considerable experience with the requirements of municipal, state and federally funded projects. All services are performed in accordance with the regulations and standards of the acquiring agency and when necessary, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the URA regulations that became effective in February 2005. We know the importance of the timely delivery of needed real estate or right of way to meet project schedules, and to do so in a manner that maintains full eligibility for funding participation from other sources. Pinnacle's objective is to provide our clients with unsurpassed professional services in a manner that provides exceptional service to those property owners and tenants affected by a project, and to do so in a timely and cost-efficient manner.

Pinnacle has experience providing right of way/land acquisition and program management services in the following areas:

Right of Way/Land Acquisition Services:

- Acquisition
- Rights of Entry
- Title
- Permitting
- Appraisal and Appraisal Review (sub-contractor)
- Condemnation Support
- Property Management
- Surveying
- Right of Way Mapping
- Platting
- Utility Relocation Coordination
- Construction and Right of Way Staking
- Feasibility Studies
- Construction Support

Right of Way Program Management:

- Right of Way & Land Acquisition Consulting
- Schedule Adherence
- Cost Management
- Project Accounting and Claim Review
- Compliance/Quality Assurance Review
- Records Management

Firms Capability

Pinnacle Group is different from other state approved right-of-way companies as right of way is our one and only focus. We are not a construction or engineering company that only has a small right of way department. We are a small majority woman-owned business that does not have the high overhead of a larger engineering company. Our company structure enables us to charge lower fees for similar services with higher quality. With right of way being our only source of revenue, it is our only focus and requires our best efforts as there is no other service for us to fall back on. Another aspect of our company that sets us apart is our diversity. We have 7 English/Spanish bilingual employees located in Texas and another contract employee who is Vietnamese/English bilingual. I don't believe there is another right of way company that has at least 28 employees located in Texas in which 8 are bilingual.

Personnel

We pride ourselves on the caliber of project managers and agents Pinnacle assigned to projects. Pinnacle staff members are professionals who have considerable experience providing right of way acquisition, land acquisition, relocation assistance and property management in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. All personnel have worked on projects for government agencies and private sector clients and have successfully completed projects in accordance with contract requirements. In addition, we encourage our personnel to be involved with the International Right of Way Association (IRWA) at the local chapter level and further his or her education by taking courses offered by the IRWA in order to become discipline certified with the goal of attaining the IRWA senior designation (SR/WA).

Summary

Pinnacle has the experience and personnel necessary to complete any size project on schedule and within budget. Experience has been gained from working on numerous land acquisition projects for agency and private sector clients. All projects are staffed with personnel who are qualified and have experience in providing land acquisition, relocation assistance and related services. Furthermore, we are committed to providing these services to our clients in a professional, cost-effective and timely manner.

Corporate Information

Corporate Office:

4516 NW 36th Street,
Suite 100
Oklahoma City, OK 73122
Tel: (405) 879-0600
Fax: (405) 604-4627

Texas Offices:

1400 Brown Trail, Suite A
Bedford, TX, 76022
Tel: (682) 701-6642
Fax: (972) 591-4488

12345 Jones Rd., Ste. 101
Houston, TX 77070
Tel: (346) 260-7260
Fax: (972) 591-4488

Arkansas Office:

201 West Broadway,
Suite B
North Little Rock, AR 72114
Tel: (501) 944-0701
Fax: (501) 246-4874

Principals:

Lisa R. Harrison, SR/WA, R/W-URAC,
R/W-RAC, R/W-NAC,
President
Aaron Adkins, SR/WA, R/W-URAC,
R/W-RAC, R/W-NAC,
Senior Vice President
Marcus Boyd, SR/WA, R/W-URAC,
R/W-RAC, R/W-NAC,
Executive Vice President

PINNACLE CONSULTING MANAGEMENT GROUP,
INC.
1400 BROWN TRL SUITE A
BEDFORD, TX 76022



Real Estate Broker License

**Pinnacle Consulting Management Group,
Inc.
1400 Brown Trl Suite A
BEDFORD, TX 76022**

**Broker License #: 9009156
License Expires: 02/29/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Real Estate Broker

For additional information or to file a complaint please contact TREC at www.trec.texas.gov.


**Chelsea Buchholtz
Executive Director**

Firm's Overall Approach

Pinnacle Group's objective is to provide Burnet with unsurpassed professional services in a manner that provides exceptional service to those property owners affected by a project, and to do so in a timely and cost-efficient manner

1 Appraisal:

Pinnacle Group will coordinate with Appraiser to schedule initial inspections and develop relationship with the landowner.

2 Review Appraisal:

Once the appraisal is complete, the Review Appraiser will review the report to determine consistency of value and supporting documentation related to the conclusion of value is reached all in compliance with the County's policy and procedures and the USPAP. Reviewed appraisals will be submitted to the County for review and approval prior to presenting offer to the landowners.

3 Negotiation:

Pinnacle Group will work closely with Burnet County to provide negotiation services. Pinnacle Group will prepare an Offer Package including the Landowner Bill of Rights in accordance with Burnet County, Senate Bill 18 and the Property Code for each assigned parcel. In addition, Pinnacle Group will meet with respective landowners and landowner's representatives. Pinnacle Group will respond in a timely manner to both landowners and/or their representatives both orally and in writing. Pinnacle Group will utilize detailed contact reports for each contact made with landowner and/or their representatives and retain these reports in the master file. The administrative settlement and condemnation process will be explained in detail to the landowners and/or landowner's representatives. In addition, Pinnacle Group will provide the necessary information to Burnet County for the administrative settlement procedure. Subsequent to any settlement hearing or review, Pinnacle Group will notify the landowners and/or their representatives regarding Burnet County's decision relative to their counteroffer. Pinnacle Group will prepare a final offer package, including a final offer letter and draft conveyance document. Finally, the Negotiators will appear and provide expert testimony as requested for special commissioner's hearings.

4 Title:

Pinnacle Group has title specialists who have right of way experience. They are well-versed not only in reviewing title, but in exploring methods to resolve title curative issues both for the timely closing of parcels by deed and for use in the preparation of condemnation packages consistent with Agency policies. Community National Title is the preferred title company as their service and expedition of requests is second to none in the land acquisition sector.



Settlements:

Pinnacle Group has experience working with agencies and property owners to seek design and compensation alternatives on previous projects resulting in settlements on parcels that otherwise would end up in Eminent Domain. Pinnacle Group's experience working on the TRWD, Oncor, City of Arlington, US 281, North Tarrant Express, US 287, US 175, US 290, SH 183 and SH 36 Projects sets us apart from less experienced firms. Flexibility in the process has always been the quality needed for a successful outcome.

Condemnation Support:

The condemnation package will be submitted for review by Burnet County. If negotiations should fail, the condemnation process will be timely initiated to maintain the compressed parcel acquisition process. In the event that condemnation is necessary, Pinnacle Group will provide all condemnation support and will conform to all applicable laws, rules and regulations, governing the right of way condemnation by Burnet County. Upon preparation and mailing of the final offer letter, Pinnacle Group will prepare documentation for the Special Counsel for special commissioner hearing purposes. Pinnacle Group will assist in filing the Petition for Condemnation, Notice of Lis Pendens (immediately via e-recording), Order Appointing Special Commissioners, Oath of Special Commissioners, Order Setting Hearing, Notice of Hearing and all other necessary documentation for initiation of condemnation proceedings for the Special Counsel.

Relocation:

If needed, Pinnacle Group is an expert in all forms of relocations and can handle any kind of relocation that arises. Pinnacle Group understands when an agency secures a relocation provider, it is imperative that the provider is not only experienced in providing relocation services under agency policy, the Federal Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (URA) and Federal Requirements for Relocation Programs as required by Senate Bill 18, but also has a thorough understanding of the relocation processes.

Quality Control:

From Pinnacle Group's previous experience, staff has been thoroughly trained in the Quality Assessment/Quality Control (QA/QC) process. This program adds an independent review of all packages prior to submission to Burnet County. While it is an extra step in the right of way acquisition and condemnation support processes, it allows Burnet County more efficiency throughout the project as it minimizes the chances for errors. It is also recommended that a one-time sample package for each submission stage of the process, whether it be an offer, condemnation, or payment, be submitted to the Burnet County office in the early stages of the project to ensure that all client expectations are identified and satisfied. Pinnacle Group has established a formal QA/QC program that achieves the following critical elements:

- Identifies agency's objectives and priorities
- Establishes QA/QC policies and requirements for each respective phase of the project
- Identifies quality control management approach
- Formulates applicable criteria to be used
- Establishes project schedules with milestone dates
- Utilizes google sheets to track project tasks

Key Personnel

Pinnacle has the experience and personnel necessary to complete any size project on schedule and within budget. Experience has been gained from working on numerous land acquisition projects for agency and private sector clients. All projects are staffed with personnel who are qualified and have experience in providing land acquisition, relocation assistance and related services. Furthermore, we are committed to providing these services to our clients in a professional, cost-effective and timely manner.

The following is a brief summary of the qualifications of personnel who are currently available for Burnet County's needs.



Daniel Shaw, R/W-NAC, R/W-RAC
Regional Manager

Daniel Shaw has 10 years of Right of Way industry experience. Daniel has experience managing and performing several areas of right of way including title services, negotiation services, relocation assistance services, and condemnation services. Daniel has acquired right of way for various states and cities. Daniel is currently training and mentoring all Houston employees in the State of Texas. Close communication internally within Pinnacle Group and externally with the City of Conroe will enable us to utilize the experience and expertise of Daniel to effectively manage several projects.



Bonnie Haytcher
Assistant Project Manager

Bonnie has 5 years of real estate experience between Florida and Texas, to include Market Data Research and Comprehensive Market Analysis. Bonnie experience in acquiring both Fee Simple and Easements and has worked on the City of Conroe Stewart Creek Sanitary Sewer Line, our ongoing Oncor projects and is a negotiation and relocation agent for TxDOT. Bonnie has assisted with Project Management, Reporting, Quality Assurance and Quality Control, Negotiation, Title Search, Closing, Relocation and Commendation.



Alfonso Villafuerte
Acquisition/Relocation Agent

Alfonso Villafuerte has 3 years of Right of Way industry experience. Alfonso is a Right of Way agent and has assisted on multiple DOT's and City projects in the state of Texas. Alfonso is a licensed real estate agent in Texas and has worked on various Texas projects (IH 30 Linkcrest, US 82, SH 36, and others). Alfonso has been trained in all areas of right of way and can perform any task including preparation of offer packages for property owners, negotiating offers, preparing condemnation packages, scheduling and attending condemnation hearings.



Jorge Nevares
Acquisition/Relocation Agent

Jorge Nevares is an Assistant Project Manager/Senior ROW Agent for Pinnacle. Jorge is the Assistant Project Manager for Transportation projects in the Houston and surrounding areas. Clients include TxDOT, Harris County and others. He helps to manage the Title, Appraisal, Acquisition, Relocation and Condemnation services for projects in the Houston area. He also helps in the review of all documentation prior to being sent to the client.



Shawna Helterbrand
Acquisition/Relocation Agent

Shawna Helterbrand has 7 years of Right of Way industry experience. Shawna is a licensed real estate agent in Texas and has worked on various projects across the State (FM 664, US 281, IH 35 Denton, and others). Shawna has been trained in all areas of right of way and can perform any task. She is currently acting as an agent for our contract with Oncor and agent for TxDOT projects. Shawna would be responsible for negotiating assigned parcels as well as working relocation parcels.



Jarred Robinson
Acquisition/Relocation Agent

Jarred Robinson has 5 years of Right of Way industry experience. Jarred is a licensed real estate agent in Texas and has worked on various Texas projects (IH 30 Linkcrest, US 82, TRWD, and others). He is currently acting as an agent for our contract with Oncor and agent for TxDOT projects. Jarred has been trained in all areas of right of way and can perform any task. Jarred would be responsible for negotiating assigned parcels as well as working relocation parcels.



Jayson Handy
Right of Way Agent

Jayson Handy has 5 years of Right of Way industry experience. Jayson is a Right of Way agent and his responsibilities include the preparation of documents, negotiating offers with the property owner(s) for assigned parcels as well as reviewing title reports, and serving as the Eminent Domain Coordinator. Jayson has worked on various Texas projects (IH 30 Linkcrest, US 82, Oncor, and others).



Jonathon Swake
Right of Way Agent

Jonathon Swake has 5 years of Right of Way industry experience. Jonathon is a licensed real estate agent in Texas and has worked on various Texas projects (City of Wylie, US 82, PCSUD, and others). He is currently acting as an agent for our contract with Oncor and agent for TxDOT projects. Jonathon has been trained in all areas of right of way and can perform any task.



Alena Larrea
Lead File & Documentation

Alena Larrea has been working in our F&D department for 3 years and acts as documentation lead for all projects. She helps to coordinate all tasks, prepare offer packages, certified mail, final offer letters, deeds, title curative memos, and all relocation documents. She helps with the filing of documents in the physical files located in the field office. She also "mans" the office during work hours and is responsible for the office phone.



Mikayla Marriott
File & Documentation

Mikayla has been working in our F&D department for 1 year and acts as documentation support for all projects. She helps to prepare offer packages, certified mail, final offer letters, deeds, title curative memos, and all relocation documents. She helps with the filing of documents in the physical files located in the field office. She also "mans" the office during work hours and is responsible for the office phone.



John Gonzalez
File & Documentation

John Gonzalez has been working in our F&D department for 3 years and acts as documentation support for all projects. He helps to prepare offer packages, certified mail, final offer letters, deeds, title curative memos, and all relocation documents. He helps with the filing of documents in the physical files located in the field office.



Neva Pence
File & Documentation

Neva Pence has been working in our F&D department for 3 years and acts as documentation support for all projects. She helps to prepare offer packages, certified mail, final offer letters, deeds, title curative memos, and all relocation documents. She helps with the filing of documents in the physical files located in the field office. She also "mans" the office during work hours and is responsible for the office phone.



Amber Steel
File & Documentation

Amber Steel has been working in our F&D department for 3 years and acts as documentation support for all projects. She helps to prepare offer packages, certified mail, final offer letters, deeds, title curative memos, and all relocation documents. She helps with the filing of documents in the physical files located in the field office. She also "mans" the office during work hours and is responsible for the office phone.



Rosa Salazar
File & Documentation

Rosa Salazar has been working in our F&D department for 3 years and acts as documentation support for all projects. She helps to prepare offer packages, certified mail, final offer letters, deeds, title curative memos, and all relocation documents. She helps with the filing of documents in the physical files located in the field office. She also "mans" the office during work hours and is responsible for the office phone.

If it is necessary to use additional personnel on a project, resumes will be provided to Burnet County for review and approval prior to assigning personnel not included in the list above. All agents assigned to a project will possess the necessary expertise to complete project requirements in the manner proposed. Pinnacle has additional agents available should there be a need to increase staffing.



Daniel Shaw

Pinnacle Consulting Management Group, Inc. 2013-Present

Daniel Shaw has 10 years of Right of Way industry experience. All of his experience has been obtained during his employment with Pinnacle. Daniel has worked as an Acquisition and Relocation agent on multiple DOT and LPA projects in the state of Texas. Daniel is a Regional Manager in Texas and oversees all projects and operations for the Houston office. He also has some experience as an acquisition and relocation agent on one Louisiana DOT advanced acquisition project. Daniel holds a Right of Way Acquisition Certification, R/W-NAC, with the International Right of Way Association.

12345 Jones Road, Suite 101 Houston, TX 77070

dshaw@pinnaclegroup.biz

www.pcmgi.com

RECENT TRANSPORTATION PROJECT EXPERIENCE

TxDOT – SH 99 Grand Parkway – Houston District

Pinnacle has secured a subcontract with Halff Associates and CobbFendley to provide relocation assistance services for this project. Pinnacle will be responsible for 10 parcels that include a combination of residential, business and personal property relocations for Halff and Associates. Pinnacle will also be responsible for relocation services for 10 displaced businesses for CobbFendley. Daniel will serve as the Project Manager for both subcontracts. He will monitor the relocations activities during this project and assure accuracy for all services that Pinnacle will provide.

TxDOT – SH-36 Highway Expansion Project – Houston District

Pinnacle has secured a contract that consists of 148 parcels within two Segments of the SH-36 Hurricane Evacuation Route project. On this project Daniel will provide Project Management, Negotiation, Relocation, and Title Services. As Project Manager, Daniel will monitor the progress, budget, billing and overall delivery to the client. As a Right of Way agent, Daniel will handle individual parcel negotiations and relocation services. He will also be responsible for all residential replacement housing payment calculations and the preparation of all documents to submit to the client. Daniel will also serve as the Eminent Domain Coordinator for the project.

TxDOT - SH 288 Toll Lane Project – Houston District

Daniel is assigned as Project Manager for the SPD SH 288 Tollway project in Houston. The project consists of 4 parcels. Daniel oversee's the Management of the project and the Acquisition, Relocation and Condemnation services necessary for the project.

TxDOT - US 290 - Main Lane Expansion Project - Houston District

Daniel was assigned as the Project Manager as well as an acquisition and relocation agent for this project. Total project included 114 acquisition parcels and 80 relocation displacements. Relocation assistance included services for business, residential and personal property displacees.

AREAS OF EXPERTISE

Administration

Project Management

Acquisition/Negotiation

Relocation

Title

Eminent Domain

EDUCATION, LICENSE & CERTIFICATES

Bachelor of Business and Corporate Communications, Arkansas Tech University

R/W-NAC Certification, International Right of Way Association
Texas Real Estate License

IRWA Courses: Principles of Land Acquisition, Ethics and the Right of Way, Principles of Real Estate Negotiation, Conflict Management, Principles of Real Estate Appraisal, Residential Relocation Assistance, Non-Residential Relocation, Computing Replacement Housing Payments, Advanced Residential Relocation Assistance, Advanced Business Relocation, U.S. Land Titles, Legal Aspects of Easements, Engineering Plan Development & Application, Property Descriptions

AFFILIATIONS & MEMEBERSHIPS

International Right of Way Association Member, Chapter 8 & 33

Notary Public of Texas

LANGUAGES

English





Bonnie M. Haytcher

Pinnacle Consulting Management Group, Inc. 2022-Present

Mrs. Haytcher has 5 years of real estate experience between Florida and Texas, to included Market Data Research and Comprehensive Market Analysis. She has been with Pinnacle since February 2022, and has been in the Right-of-way field since March 2018, she has assisted with Project Management, Reporting, Quality Assurance and Quality Control, Negotiation, Title Search, Closing, Relocation and Commendation.

12345 Jones Road, Suite 101 Houston, Texas 77070

bhaytcher@pinnaclegroup.biz

www.pcmgi.com

RECENT TRANSPORTATION PROJECT EXPERIENCE

TxDOT - IH 35 – Austin, Travis County Texas

Highway Widening Project

Pinnacle handled the Acquisition and Eminent Domain services for this 43-parcel project. Mrs. Haytcher handled the Condemnation support for this project.

TxDOT - IH 10 – Beaumont, Jackson County Texas

Highway Widening Project

Pinnacle handled the Acquisition, Eminent Domain and Relocation services for this 23-parcel project. Mrs. Haytcher handled the project oversite and quality control for acquisition and relocation.

Oncor Electric Delivery Company-Dallas, Fort Worth and Denton District

Pinnacle provided Right of Way Acquisition, Relocation Assistance and Eminent Domain services for this road widening project. The services for this project included 115 acquisition parcels and 46 total relocations, 27 Displaced Businesses, 10 Displaced Residential Occupants, and 9 Personal Properties.

City of Conroe - Stewart Creek Sanitary Sewer Line - Conroe, Montgomery County, Texas

Easement Widening

Mrs. Haytcher served as an acquisition agent for 40-parcel project, to obtain both easements and temporary construction easements. Mrs. Haytcher services included market research for broker opinion of value, quality control, negotiation, title curative, closing and condemnation support.

TxDOT – U.S. 77 & U.S. 71E – La Grange, Fayette County, Texas

Highway Widening Project

Mrs. Haytcher served as an acquisition agent for 40-parcel project, to obtain both easements and temporary construction easements. Mrs. Haytcher services included market research for broker opinion of value, quality control, negotiation, title curative, closing and condemnation support.

Hay County Commissioners, Windy Hill Drive, Kyle, Hays County, Texas.

Highway Widening Project

Mrs. Haytcher served as a relocation agent and assisted in administrative support and Quality Assurance and Quality Control for a 72 parcel projects. The project consists of the widening of Windy Hill Drive and the relocation of the existing utility easement. Mrs. Haytcher services include project administration, negotiation, title curative, closing, relocation assistance, and condemnation support.

AREAS OF EXPERTISE

Administration

Project Management

Acquisition/Negotiation

Relocation

Title

Eminent Domain

EDUCATION, LICENSE & CERTIFICATES

R/W-RAC Certificate, International Right of Way Association
Texas Real Estate Broker License
Champion School of Real Estate

AFFILIATIONS & MEMBERSHIPS

International Right of Way Association Member, Chapter 8
Notary Public of Texas

LANGUAGES

English





Relevant Project Experience

Pinnacle is currently providing land acquisition, relocation assistance and related services on projects in Arkansas, Oklahoma, South Carolina, and Texas. All projects are fully staffed and progressing on schedule. Listed below are the names of five references for recent projects, with respect to such factors as control of costs, quality of work and ability to meet schedules and deadlines. Contacts are also included with each group of agency projects or individual projects.

ROW Acquisition, Relocation and Condemnation Primary Consultant for TxDOT (Austin District) IH 35

 Martin Davila, Right of Way Agent
 7901 N IH 35, Austin, TX 78753
 (512) 832-7187
 March 2021 - Ongoing - Project within time and budget

 \$1,353,900.00

ROW Acquisition, Relocation and Condemnation Primary Consultant for TxDOT (Houston District) IH 45

 Elizabeth Martin, Project Manager
 7600 Washington Ave., Houston, TX 77007
 (713) 802-5710
 April 2023 - Ongoing - Project within time and budget

 \$2,231,500.00

Acton Municipal Utility District for Easement Acquisition for Legacy Ranch Sanitary Sewer Project

 Richard English, General Manager
 6420 Lusk Branch Court, Granbury, Texas 76049
 (817) 326-4720
 September 2021- Completed - Project within time and budget

 \$22,350.00

ROW Acquisition Sub Consultant for City of Wylie FM 544 Project

 Jenneen Elkhaid, Project Engineer
 300 Country Club Rd, Wylie, TX 75098
 (972) 516-6410
 March 2022 - Ongoing- Project within time and budget

 \$79,500.00

Utility Easement Acquisition Primary Consultant for City of Weatherford Projects

 Matt Williamson, Project Manager
 P.O. Box 225, Weatherford, TX 76086
 (817) 598-4238
 March 2020 - Completed - Project within time and budget

 \$5,000.00

ROW Acquisition Primary Consultant for City of Garland Holford Rd Realignment Project

 Doug Mikeworth, Sr. Project Manager
 200 N. Fifth St., Garland, TX 75040
 (469) 688-4946
 July 2020 - Completed - Project within time and budget

 \$44,100.00

Easement Acquisition Primary Consultant for City of Fort Worth Projects

 Neil Brown, Land Agent
 900 Monroe Street, # 404, Fort Worth, TX 76102
 (682) 432-4992
 October 2018 - Ongoing - Project within time and budget

 \$97,000.00

ROW Acquisition and Relocation Primary Consultant for City of Lewisville, Corporate Drive Project



Mary Ayala, Project Engineer



151 W. Church Street, Lewisville, TX 75057



(972) 219-3493



November 2021- Ongoing - Project within time and budget

\$ \$18,125.00

ROW Acquisition Primary Consultant for City of Haslet Avondale Haslet Road Project



Gary Hulseley, Mayor



101 Main St., Haslet, TX 76109



(817) 439-5931



October 2019 - Ongoing - Project within time and budget

\$ \$259,000.00

ROW Acquisition, Relocation and Condemnation Primary Consultant for TxDOT (Dallas District) IH 35 Denton and Cooke County Project



Emigdia Silva, ROW Project Manager



4777 E. Highway 80, Mesquite, TX 75150



(214) 319-6525



April 2019 – Ongoing - Project within time and budget

\$ \$1,395,025.00

Easement Acquisition Primary Consultant for Oncor Electric Delivery Company Projects



Jimmy Thomas



115 W. 7th St, Ste 1020, Fort Worth, TX 76102



(817) 215-6639



September 2016 – Ongoing - Project within time and budget

\$ \$181,000.00

Land Acquisition/Right of Way Acquisition Services

Pinnacle has projects underway, or has successfully completed projects for the following sampling of clients:

DOT's

Texas Department of Transportation
Oklahoma Department of Transportation
Mississippi Department of Transportation
South Carolina Department of Transportation
Arkansas Department of Transportation
Virginia Department of Transportation
Connecting Idaho Partners/Idaho Department of Transportation

Authority

North Texas Toll Way Authority
Oklahoma Turnpike Authority
Oklahoma City Urban Renewal Authority

City

City of Arlington, TX	City of Lewisville, TX
City of El Paso, TX	City of Weatherford, TX
City of Round Rock, TX	City of Wylie, TX
City of Lubbock, TX	City of Tahlequah
City of North Richland Hills, TX	City of Bartlesville, OK
City of Georgetown, TX	City of Collinsville, OK
City of Pflugerville, TX	City of Del City, OK
City of Corinth, TX	City of Enid, OK
City of Haslet, TX	City of Norman, OK
City of Garland, TX	Oklahoma City, OK
City of Fort Worth, TX	City of Warr Acres, OK
City of McKinney, TX	City of Woodward, OK
City of Denton, TX	City of Moore, OK

County

Parker County, TX	Saline County, AR
Denton County, TX	Marshall County, OK
Tarrant County, TX	Noble County, OK
Potter County, TX	Oklahoma County, OK
Cotton County, OK	Stephens County, OK
Grady County, OK	Love County, OK
Grant County, OK	Kingfisher County, OK
Harper County, OK	Jefferson County, OK
Alfalfa County, OK	

Miscellaneous Projects

North Tarrant Express Mobility Partners	Dominion Virginia Power
Grand River Dam Authority, OK	Velocity Midstream Partners
Oklahoma Gas and Electric	Lawton Urban Renewal Authority – Lawton, OK
Tarrant Regional Water District – Tarrant County, TX	City of Arlington, TX / Dallas Cowboys Stadium Project
Broken Arrow Development Authority – Broken Arrow, OK	Dallas Area Rapid Transit GEC III Contract/Track3, A Joint Venture

Land Acquisition/Right of Way Program Management Services

Dallas Area Rapid Transit/ACT21	Oklahoma Turnpike Authority
Dallas Area Rapid Transit GEC II Contract/ACT21, A Joint Venture, TX	Oklahoma City Urban Renewal Authority
Oklahoma Department of Transportation	Texas Turnpike Authority

Appraisal & Appraisal Review



Matthew Craig Whitney, MAI

Matthew C. Whitney is president of Whitney & Associates, a real estate appraisal and consulting firm located in Conroe, Montgomery County, Texas. Whitney & Associates is a full service appraisal firm specializing in client consultation, feasibility studies, and the appraisals of various types of properties including commercial, industrial, marinas, recreational areas, multi-family complexes, single-family residences, ranch properties and vacant land. With over 28 years of experience in property valuation, Mr. Whitney has an extensive background in various properties throughout the state of Texas. Additionally, Mr. Whitney has performed consulting services for properties outside Texas, including assignments in California, Florida, Kansas, Massachusetts, Mississippi, New Hampshire, New Mexico, New York, North Carolina, Oklahoma, Rhode Island, South Carolina, South Dakota, and Virginia.

The firm has performed assignments for the purposes of portfolio management, investment analysis, right-of-ways and litigation proceedings. The Texas Department of Transportation, Montgomery County, Fort Bend County, Chambers County, The City of Conroe, the City of Rosenberg have utilized Mr. Whitney's expertise in the expansions of Interstate Highway 45, Interstate Highway 35, US Highway 281, State Highway 36, FM 830, FM 1488, FM 1774, FM 2978, FM 3083, Wilson Road, Woodlands Parkway, Nichols Sawmill Road, and additional major projects to accommodate the area's rapid growth. Whitney & Associates has also worked with the Texas Department of Transportation on the Loop 610/IH 45 interchange and the Grand Parkway in Harris County, as well as the widening of Interstate Highway 35 in Bexar, Bell County and McLennan County. Mr. Whitney has assisted Chambers County in acquisitions for projects that include FM 1409, Kilgore Drainage, and the Mayhaw Bayou. Additionally, the firm has worked with the San Jacinto River Authority to assist in the acquisition of easements for a 55-mile water transmission line. The firm also has extensive experience in the valuation of various other types of easements.

Since 2006, Whitney & Associates has also been selected to conduct appraisals of insurable values for over 60 school districts throughout Texas and Oklahoma. Mr. Whitney has qualified to testify as an expert witness numerous times in Texas State Courts and Federal Courts.

Education:

Texas A&M University, College Station, Texas

Master's Degree in Land Economics and Real Estate, May 1992

Bachelor of Science in Agriculture Economics, August 1990

Professional Credentials/Affiliations:

MAI – Appraisal Institute

Appraisal Institute Member

Texas State Certified General Real Estate Appraiser

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Appraisal & Appraisal Review



Melissa A. Ehrhardt, MAI

Melissa Ehrhardt is a licensed real estate broker and real estate appraiser. She has 35 years' experience in real estate appraisal, expert witness testimony, and ROW acquisition management. Her real estate appraisal experience has consisted of commercial type properties, rural to include small acreage sites to large acreage ranches, and various eminent domain projects to include overhead electrical transmission lines, water and gas pipeline easements, drainage easements and roadway projects. Her experience in ROW acquisition project management includes a variety of project types, including water pipeline easements, roadway ROW, sewer line easements and drainage easements. She is also the Managing Member of ML&M Realty Advisors, LLC.

ML&M Realty Advisors, LLC was formed in 2013 by Melissa A. Ehrhardt, Michael M. McKinney and Lynda Mears. We were previously the appraisal and abstracting team at TranSystems Real Estate Consulting that is part of a full-service engineering firm. We joined TranSystems in 2007. Prior to joining TranSystems Real Estate Consulting, we were with James Daniels and Associates, Inc. for over 20 years. In regard to appraisal experience, we have completed numerous projects to include overhead electrical transmission line projects, roadway projects, drainage easement projects, and utility projects for water and sewer lines. We have completed market studies for these types of projects for acquisition and budgetary purposes. We have also completed appraisal reviews for acquisition projects and financial institutions.

Education:

Texas A&M University, College Station, Texas
Bachelor of Science Degree - Agricultural Economics, 1986

Professional Credentials/Affiliations:

Bachelor of Science Degree – Agricultural Economics-
Texas A&M University
MAI Designation and AI-GRS
Texas State Certified General
Appraiser – 1321795-G
Licensed as a Texas Real Estate Broker
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