

APPRAISAL, ACQUISITION, & RELOCATION SYSTEM (AARS)

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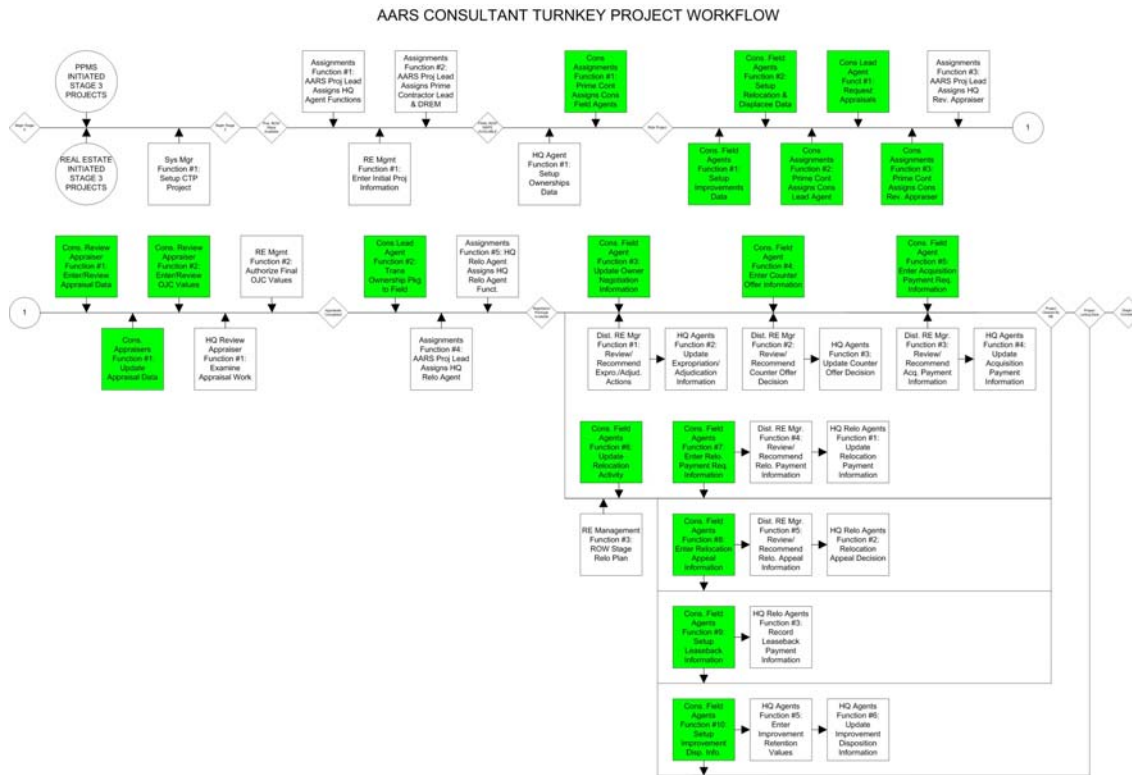
AARS Design Concepts

The Appraisal, Acquisition, & Relocation System (AARS) concept was jointly developed by XRiver Technologies LLC and the Louisiana Department of Transportation and Development (DOTD) to address the detail appraisal, acquisition, and relocation workflow processing needs that have been defined by the DOTD Real Estate Section. Because the Real Estate Section is responsible for the work of 100's of staff/consultant personnel on 100's of Real Estate Projects each year, the Real Estate Section faces relatively large and complex management processes that can only be accurately and efficiently handled through an automated solution that:

- stores all appraisal, acquisition, and relocation data in a single central database.
- allows assigned System Managers to control the entry and modification of all DOTD AARS User records so that they have at a minimum read-only access (in the form of standard reports) to all AARS data.
- allows assigned System Managers to control the entry and modification of all DOTD Consultant AARS User records so that they have at a minimum read-only access (in the form of standard reports) to just the Project/data element combinations that relate directly to their assigned Project/Activity work.
- allows assigned System Managers to control the entry and modification of standard AARS tables and to make administrative corrections to data contained in the AARS database.
- allows assigned System Managers to create new AARS Projects and assign a DOTD AARS User as AARS Project Lead for the new AARS Project.
- allows assigned AARS Project Lead to assign individual AARS Users to DOTD standard functional roles in the related AARS Project.
- allows AARS Users who have been assigned a standard functional role within an AARS Project to make related functional work assignments within the AARS Project.
- limits AARS User update/write access to each AARS Project/data element combination to the single individual AARS User who has previously been assigned to update that Project/data element combination.
- generates automatic warnings and emails that highlight each AARS User's urgent AARS updating requirements (based upon the AARS Project's selected workflow).

Basic AARS Design Concepts

The design of the "Basic AARS" application has evolved to address the individual needs of 15 different types of AARS Users. The diagrams on the following page illustrates how individual authorities of all of these AARS Users are controlled based upon whether an AARS Project is an: 1) AARS Internal/Services Stage 3 Project, or 2) AARS Consultant Turnkey Project.



The above AARS Consultant Turnkey Project Workflow is appropriate for AARS Projects that are intended to be: 1) performed at the detailed work level (appraisal, acquisition, and relocation activities ranging from 1 month to 6 months in duration) primarily by a single DOTD Consultant organization, and 2) authorized/monitored/reviewed by DOTD Real Estate Section management personnel. In the diagram above, each box represents an “AARS process” that must be performed or monitored (as a Task Team Leader) by the AARS User that is assigned to perform the Functional Role listed inside the box. Boxes with a green highlight in the above diagram reflect “AARS processes” that are normally performed/monitored by AARS Users of the assigned DOTD Consultant organization.

The following summaries provide the reader with a brief description of the roles and responsibilities that are currently embedded in the AARS application:

System Manager

(AARS Intranet Facility) The System Manager component of AARS normally provides the ability for an assigned AARS System Manager to: 1) create and modify all centrally controlled application tables (user profiles, user group security, application picklists, etc), 2) create and modify header information for all AARS Projects, and 3) utilize AARS Utilities that can directly access the AARS database so that the AARS System Manager can modify AARS User entered data containing administrative errors.

Assignments

(AARS Intranet Facility) The Assignments component of AARS allows authorized AARS Project Managers to initially assign (and update at a later date) AARS Users to perform individual “DOTD standard functional roles” on their assigned AARS Projects that use either the AARS Internal/Services Stage 3 Project workflow or the AARS Consultant Turnkey Project workflow. In addition, those AARS Users who have been given “DOTD standard functional roles” on an AARS Project by its AARS Project Leader can in turn use the Assignments component to assign AARS Users to perform specific appraisal, acquisition, and relocation tasks (within their assigned Project/functional role area).

Real Estate Management

(AARS Intranet Facility) The Real Estate Management component of AARS allows authorized Real Estate Management AARS Users to view and update key AARS Project values that relate to DOTD authorization and funding processes for AARS Projects.

Headquarter Agents

(AARS Intranet Facility) The Headquarter Agents component of AARS allows authorized Headquarter Agent AARS Users to view and update their functional area data on assigned AARS Projects (create parcels records, create owner records, create Ownerships groupings [similar parcel/owner combinations], authorize negotiations with owners to begin, approve actions relating to parcel/improvement disposition, approve/reject acquisition/relocation payment requests, etc).

Headquarter Review Appraisers

(AARS Intranet Facility) The Headquarter Review Appraisers component of AARS allows authorized Headquarter Review Appraiser AARS Users to view and update their functional area data on assigned AARS Projects (create Appraisal Packages, assign Appraisal Packages to DOTD Appraisers or DOTD Consultant Appraisers, monitor Appraisal progress, review/approve Appraisal Package Reports, set Offer of Just Compensation values for all Ownerships, etc). On AARS Projects that utilize the AARS Consultant Turnkey Project workflow, the assigned Headquarter Review Appraiser AARS User is also authorized to review/approve all Offer of Just Compensation recommendations provided by the AARS Project’s Prime Contractor organization.

DOTD Appraisers

(AARS Intranet Facility) The DOTD Appraisers component of AARS allows authorized DOTD Appraiser AARS Users to view and update their functional area data on assigned AARS Projects (update assigned Appraisal Package records as appraisal progresses, submit/attach an Appraisal Package Report to an assigned Appraisal Package record, etc.)

District Real Estate Managers

(AARS Intranet Facility) The District Real Estate Managers component of AARS allows authorized District Real Estate Manager AARS Users to view and update their functional area data on assigned AARS Projects (assign AARS Users [DOTD Field Agents or DOTD

Consultant Field Agents] to perform as a Field Agent for an individual AARS Project Ownership, review/recommend actions proposed by assigned Field Agents, etc.)

DOTD Field Agents

(AARS Intranet Facility) The DOTD Field Agents component of AARS allows authorized DOTD Field Agent AARS Users to view and update their assigned Field Agent data on assigned AARS Projects (create and update detailed Improvement data into AARS, track negotiation/expropriation tasks, create and update Displacee information, request Acquisition/Relocation Payments for an Ownership/Displacee, etc.)

Headquarters Relocation Agents

(AARS Intranet Facility) The Headquarters Relocation Agents component of AARS allows authorized Headquarters Relocations Agent AARS Users to view and update their assigned Relocation Agent data on assigned AARS Projects (track relocation tasks, etc) that utilize either the AARS Internal/Services Stage 3 Project workflow or the AARS Consultant Turnkey Project workflow.

Report Manager

(AARS Intranet Facility) The Report Manager component of AARS normally provides the ability for an assigned Report Manager User to generate, view, and output real-time standard reports/charts using previously defined output and filtering options. DOTD's implementation of AARS currently contains over 90 standard report formats addressing the following traditional data areas: Project Lists, Assignment Lists, Status of Appraisal Work, Status of Acquisition Work, Status of Relocation Work, etc.

Consultant Assignments

(AARS Internet Facility) The Consultant Assignments component of AARS allows authorized AARS Prime Contractor Lead to initially assign (and update at a later date) AARS Users (within their Prime Organization) to perform individual "DOTD standard functional roles/detailed work roles" on their assigned AARS Projects (that use the AARS Consultant Turnkey Project workflow). In addition, those AARS Users who have been given "DOTD standard functional roles" on an AARS Project by the Prime Contractor Lead can in turn use the Consultant Assignments component to assign AARS Users (within their Prime Organization/Subcontractors) to perform specific appraisal, acquisition, and relocation tasks (within their assigned Project/functional role area).

Consultant Lead Agents

(AARS Internet Facility) The Consultant Lead Agents component of AARS allows authorized Consultant Lead Agent AARS Users to view and update their functional area data on assigned AARS Projects (create parcels records, create owner records, create Ownerships groupings [similar parcel/owner combinations], authorize negotiations with owners to begin, approve actions relating to parcel/improvement disposition, approve/reject acquisition/relocation payment requests, etc).

Consultant Review Appraisers

(AARS Internet Facility) The Consultant Review Appraisers component of AARS allows authorized Consultant Review Appraiser AARS Users to view and update their functional area data on assigned AARS Projects (create Appraisal Packages, assign Appraisal Packages to Prime Contractor/Subcontractor Consultant Appraisers, monitor Appraisal progress, review/approve Appraisal Package Reports, recommend Offer of Just Compensation values for an Ownership to DOTD for review/approval, etc).

Consultant Field Agents

(AARS Internet Facility) The Consultants Field Agents component of AARS allows authorized Consultant Field Agent AARS Users to view and update their assigned Field Agent data on assigned AARS Projects (create and update detailed Improvement data into AARS, track negotiation/expropriation tasks, create and update Displacee information, request Acquisition/Relocation Payments for an Ownership/Displacee, etc.)

Consultant Report Manager

(AARS Internet Facility) The Consultant Report Manager component of AARS normally allows the Prime Contractor AARS User assigned to an AARS Project to generate, view, and output real-time standard reports/charts using previously defined output and filtering options that are designed specifically for the Prime Contractor AARS User. This same facility allows AARS Users who have been assigned by the Prime Contractor to an AARS Project to generate, view, and output real-time standard reports/charts that relate specifically to the AARS Users assigned work on the AARS Project. DOTD's implementation of the Consultant Report Manager component currently contains over 20 standard report formats addressing the following traditional data areas: Project Lists, Assignment Lists, Status of Appraisal Work, Status of Acquisition Work, Status of Relocation Work, etc.

Additional AARS Implementation/Customization Areas

The original implementation of the AARS design at DOTD was made more complex due to the continuous evolution (during the implementation phase) of DOTD's Real Estate Section's perception as to what the AARS should track and control. For example, once the AARS went into production use at DOTD, the process of standardizing the generation and submission of DOTD Vouchers (for payments to DOTD Consultants, Ownerships members, Displacees, etc.) became an urgent automation enhancement requirement. This automation enhancement (see AARS Voucher Facility below for further details) rose to an urgent level as a result of other AARS processes being streamlined (and creating new process bottlenecks) in the newly deployed release of AARS.

The following examples illustrate the type and complexity of customized enhancements that XRiver Technologies LLC has helped design, develop, and deploy into the AARS model at DOTD:

AARS Voucher Facility

This module was added to both the Intranet and Internet versions of AARS so that all AARS Users would be able to: 1) automatically generate, view, and output (within AARS) over 50 different Voucher types (that conform to DOTD Accounting standards) on any of their assigned AARS Projects, and 2) previously issued AARS Vouchers could be tracked through the DOTD payment process to provide AARS Users with real-time values for both "Total Voucher \$ Paid" and "Total Voucher \$ In Process" for each AARS Project. This enhancement dramatically reduced the time required to generate and process the 5,000 + Vouchers that are produced by the DOTD Real Estate Section each year.

Link PPMS Central Database Solution With Legacy Systems

Customized links to DOTD Legacy Systems (DB2, mainframe/standalone flat file systems, etc) were implemented so that the AARS Report Manager could generate and output AARS Reports that integrated both AARS and DOTD Legacy System data together in complex report formats that the DOTD Real Estate Section needed in order to perform more detailed analysis on their processes.

Consultant Contract Management

This module was added to both the Intranet and Internet versions so that Contract Management personnel at both DOTD and DOTD Consultant organizations could: 1) automatically generate on-line DOTD Real Estate Section Contracts (in 10 + different standard DOTD formats) for negotiations, 2) document in AARS each new Contract (and its unique Terms) that has been executed by DOTD and any AARS DOTD Consultant, 3) track the submission of Invoices by AARS DOTD Consultants/Contract, 4) track DOTD processing/payment of Invoices by AARS Project or AARS DOTD Consultant/Contract, and 5) track any Contract Changes (against previously defined AARS Contracts) that have been proposed/agreed to by DOTD and AARS DOTD Consultant organizations. This enhancement also allows authorized AARS Real Estate Management personnel to create, view, output, and store a standard "Performance Evaluation Document" for each AARS DOTD Consultant organization following the completion of their respective contract work.

Existing AARS Implementation At DOTD Can Be Demonstrated

Demonstration of DOTD's existing AARS implementation can be scheduled and conducted by XRiver Technologies LLC personnel. If such a demonstration would help your organization, please contact your XRiver Technologies LLC Sale Representative for assistance with this request.

Additional Information Request

For more information on this topic, please contact an XRiver Technologies Sales Representative at 703-480-4482.