Early Right of Way & Utility Considerations for Project Success

Presented by
Epic Land Solutions, Inc.
Creating Land Solutions for the Public Good since 2000

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How have right of way and utility relocation challenges impacted your projects?

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We're here to help!

Epic Land Solutions, Inc. is:

- A **full-service** right of way acquisition consultant and utility coordination services firm
- Founded in Los Angeles County **23 years** ago
- The ***only*** right of way firm that holds on-call contracts with all major Self-Help Counties in Southern California

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Utility Services Manager

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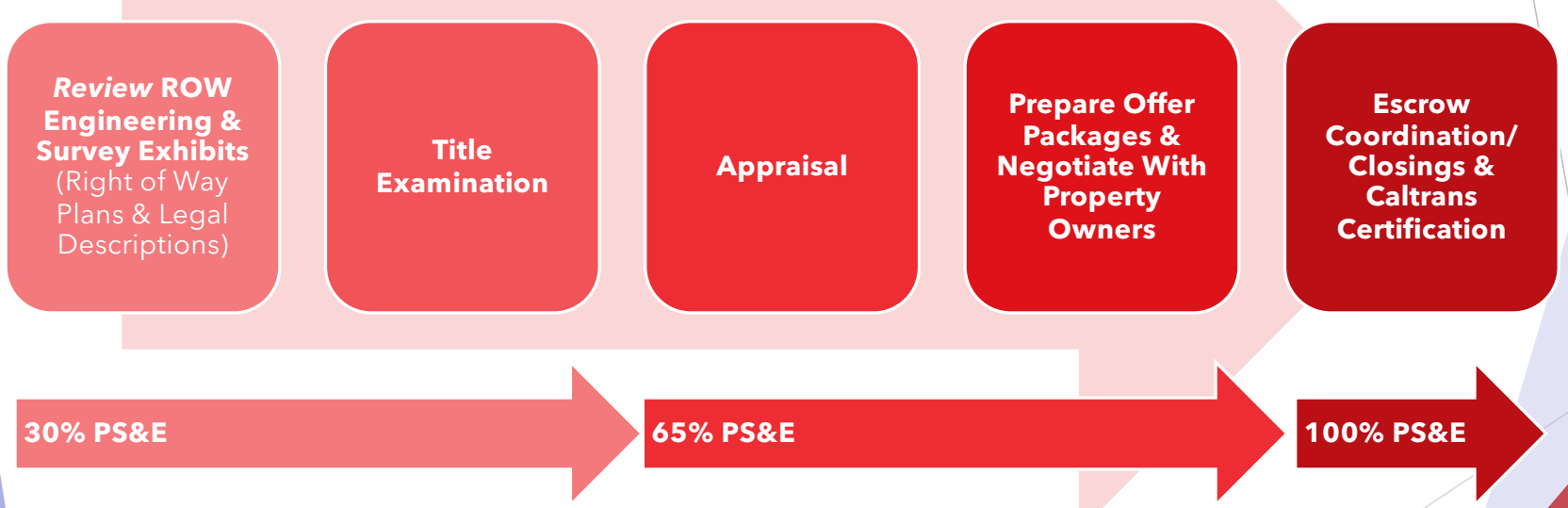
Right of Way Milestones During Design



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Title Examination

- Identifying liens, easements, judgements, encumbrances, or right of first refusal

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Appraisal

Time consuming process

Joint site inspections with appraisers and right of way agents

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Prepare Offer Packages & Negotiate

- Present offers
- Discuss impacts and negotiate settlements
- Follow up
- 30 days and/or 3 to 4 contacts in order to consider condemnation

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Project Close-Out

- Provide agency with recorded conveyance documents
- Provide agency with title policies
- QA/QC hard file
- Right of Way Certification if applicable
- Assist in condemnation cases if needed

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Challenges in Acquisition

- Partial reconveyances – working with banks
- Varying types of acquisitions
- Right of way not clear (sign, sheds, Personal Property Only, etc.)

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Possible Pitfalls from Neglecting Early ROW Involvement

- Underestimated project costs
- Failure to obtain approval from Caltrans
- Loss of funding due to lack of compliance
- Schedule overruns due to insufficient planning
- Causing unnecessary “private injury” resulting from needless acquisition

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Utility Coordination Process

PS&E LEVEL UTILITY COORDINATION (UC) MILESTONES

35% PS&E LEVEL UC MILESTONES	65% PS&E LEVEL UC MILESTONES	100% PS&E LEVEL UC MILESTONES
Facility Map Request (FMR)	Relocation Claim Letter (RCL)	Report of Investigation (ROI)
Collect "As-Built" Plans	Determine Liability	Complete Utility Cert for ROW Cert
Prepare Utility Plan	Owner Prepares Relocation Plan	Submit RE Files
Utility Verification Letter (UVL)	Execute Utility Agreement (UA)	
Update Utility Plan	Issue Notice to Owner (NTO)	
Positive Location of Utilities		
Finalize Utility Plan		
Complete Utility Management Matrix (UMM)		

- The logical progression of this process, as defined by Caltrans, also works for non-Caltrans off-system public works projects.
- This process can be truncated for Local Public Agency (LPA) private development projects.

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Caltrans Utility Timeline

Project Phases	Optimum Timeline	Accelerated Timeline
35% PS&E	13 months	10 months
65% PS&E	31 months	16 months
100% PS&E	4 months	4 months
Total	**48 months**	**30 months**

Utility Coordination Process References

- Caltrans Right-of-Way Manual (ROW-M) Chapter 13 for all "On-System" projects
- Caltrans Local Assistance Procedures Manual (LAPM) Chapter 14 for all "Off-System" projects
- Caltrans Project Development Procedures Manual (PDPM) Chapter 17

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How do you make your project successful regardless of funding?

- Appraisal Review
- Utility Information Sheets
- Early engagement with Utility Owners
- Caltrans ROW-M and LAPM compliance
- Caltrans Right of Way Certification (E-76 Certification)
- FTA or FHWA Audits

Follow the Caltrans process!

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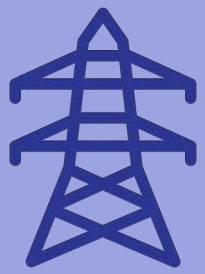
Project Challenges & Delays

Right of Way Challenges



Utility Relocation Challenges

Common Challenge:
Real Estate Value Impacts

Road Widening

Local politics affected real estate values

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Common Challenge: Condemnation Considerations

Road Widening | Not engaging condemnation | Delayed project schedule

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Common Challenge:
Early Engagement w/ Stakeholders

Bridge Replacement

City did not engage with railroad early on

Schedule experienced heavy impacts as a result

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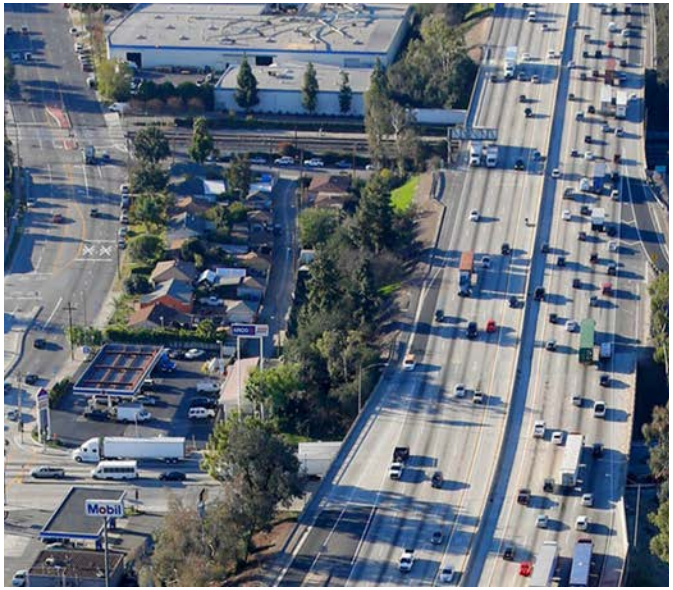
Common Challenge:
Early Utility Coordination



Lane Improvement

Caltrans District 7 Oversight

Preliminary Utility Relocation Cost Estimates

Caltrans ROW Certification Package including utility relocation documentation

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Common Challenge: Multiple Temporary Utility Relocations

Bridge Replacement

Utility coordination for multiple facilities impacted by aggressive schedule

Involves several temporary moves before permanent relocations

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Thank you for your time!
Questions?

Contact Us!

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Presentation Trivia

1. What's the most common topic of discussion when negotiating with property owners?
2. How do you avoid possible project delays with the utility coordination process?
3. How has Mike taken off in more planes than he's landed in?
4. How did Kari start her modeling career?

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