

Section 9 - Real Estate Acquisition and Plat Guidelines

A. Introduction - Professional Services firms (FIRM) and staff involved with design and construction projects often must obtain permanent and temporary easements or land acquisition to accommodate new pipelines, new or rehabilitated pump stations, storage tanks, and treatment plant expansions. This guideline identifies steps and timing for coordination with HRSD's Real Estate Manager during a typical project. It is important for FIRM and staff to properly account for the duration of time that a typical land acquisition process will take when preparing for bid advertisement of construction projects.

B. Real Estate Schedule vs. Project Schedule

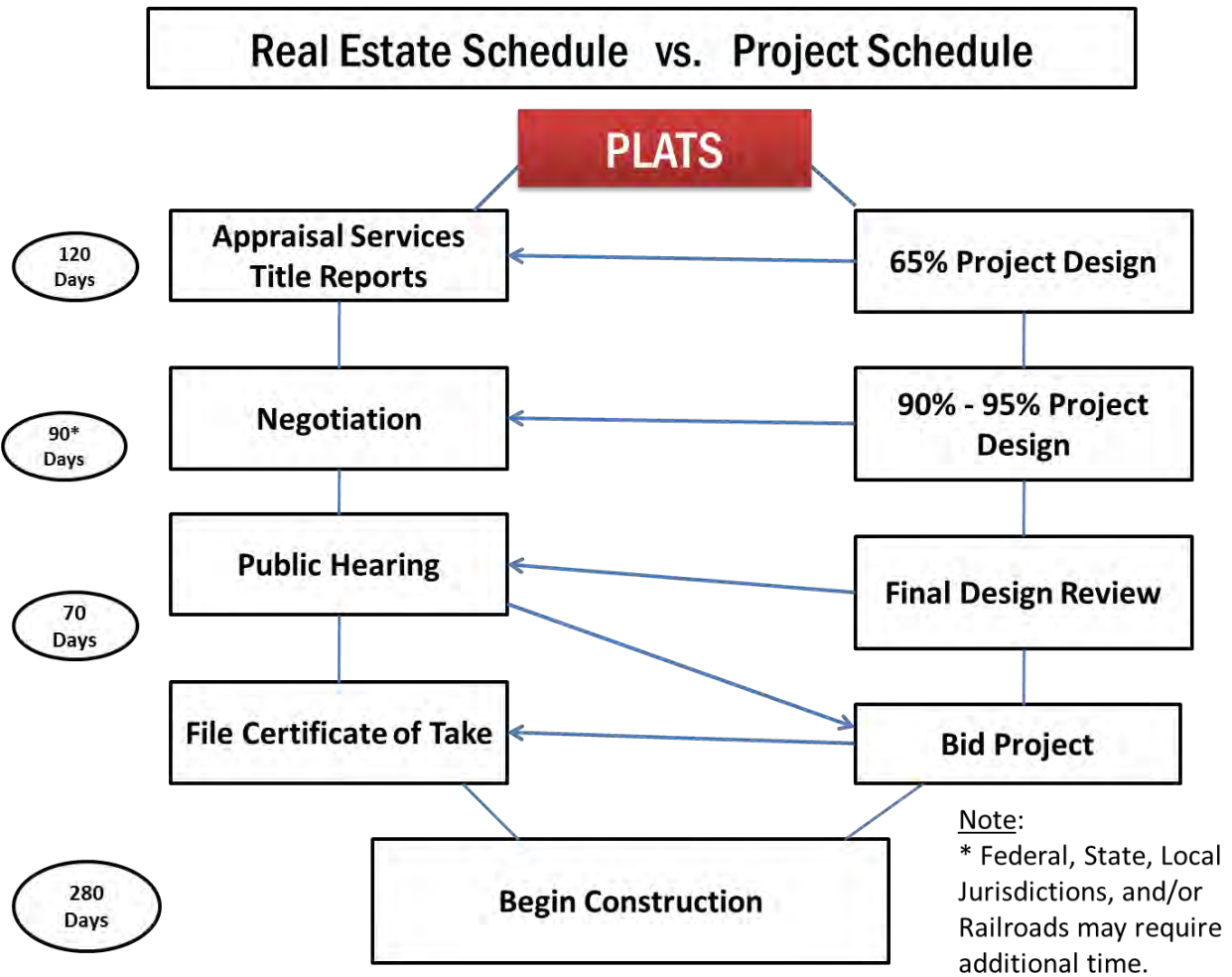
1. Exhibit A in this Section shall be used as a template for the timing and stage for submittals related to real estate matters to HRSD's Real Estate Manager.
2. The FIRM is to build sufficient time into design and approval schedules to account for real estate acquisition prior to advertising a project for construction bids.

C. Easements

1. Plat – Refer to the Standard Details section in this manual and Attachment A in this section for sample plats showing critical information required to meet HRSD needs.
2. The FIRM shall prepare plats for all required easements, permanent temporary, and access ingress/egress in a manner to meet the needs of HRSD and to be in accordance with Virginia State Library and Archives Standards for Plats and be recordable in the appropriate jurisdiction.
3. The FIRM shall provide an editable list by project parcel number (1,2,3,4,...) of the names, addresses, contact numbers, GPIN, Tax Map number, desired use of parcel (Permanent, Temporary, Access Ingress/Egress) and size, of the current property owners for each plat utilizing the HRSD Project Acquisition Tracking log (Attachment B).
4. Plat shall not exceed 8-1/2 inch x 14 inch without prior agreement.
5. FIRM shall provide HRSD with an electronic copy in pdf format and three paper copies of the final plats.
6. FIRM shall coordinate with HRSD's Real Estate Manager as necessary to resolve any issues uncovered in the title search or other phases of the process.
7. For plats, minimum permanent easement width shall be 30-feet with centerline of pipe at the one-third point. For pipelines in easements along the right of way, permanent easement shall provide a minimum of ten feet from centerline of pipe to the edge of easement away from the right of way. Provide temporary easement widths as required for construction purposes. Access Ingress/Egress easement widths shall be determined per project and future operation and maintenance requirements.

8. An electronic copy of the plats shall be provided in AutoCAD (.DWG) format at the release indicated in the RFP, or otherwise approved format. Two Virginia State Plane Coordinates shall be provided to tie the easement and/or property boundary to the Virginia State Plane grid. A reference to the horizontal datum including the realization (e.g. NAD83(1986), NAD83(HARN), NAD83(CORS96)) shall be included on the plat.
- D. Design Engineer's Estimate – when requested, the FIRM shall produce a replacement cost estimate to be used in procuring a title insurance policy for a parcel and structure.
 - Attachment C – Sample – Engineer's Estimate
 - E. Justification Memorandum – when requested, the FIRM shall produce a justification memorandum to support the acquisition cost for a property or easement. The justification memorandum should consider, at a minimum, the impact of the acquisition or easement(s) on design, permitting, maintenance of traffic, construction costs, project schedule and regulatory deadlines, community and social justice, as well as the impacts to the property owner. The memorandum should include the FIRM's recommendation statement.
 - Attachment D – Sample - Design Consultant
 - Attachment E– Sample - Real Estate Consultant
 - F. Phase 1, Environmental Site Assessment (ESA) - for each fee simple acquisition, the FIRM shall prepare a Phase 1, ESA. This requirement can only be waived by the Director of Engineering on the recommendation of the Real Estate Manager.
 - Attachment F – Sample – Phase 1 ESA
 - G. Location Map – when requested, the FIRM shall produce a Location Map for the fee simple or easement acquisition.
 - Attachment G – Sample – Location Map

Exhibit A



End of Section