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Right-of-Way
Project Management
CA/LPA ROW Coordinator
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- New Delivery Metrics
 - Deliver 60% of the Projects in the first 6 months of the year.
 - 25 * 35 * 25 * 15

How Do We Do This From ROW Perspective?

- Properly Scheduling the Right of Way (ROW) activities.
- Two Types of Activities:
 - Pre-Engineering / Pre Environmental
 - Post Environmental / NEPA Clearance

Define ROW Activities

- Pre-Engineering / Pre Environmental:
 - Those activities which can be done before environmental clearance and prior to obtaining AZPR2X authorization for ROW.
- Post Environmental / NEPA Clearance
 - Those activities which must be started after environmental clearance and with AZPR2X in place. (If seeking reimbursement)

When Does Your Agency's ROW Staff Get Involved?

- Multiple Choice:
 - A) Project Initiation
 - B) 30% Design
 - C) 60% Design
 - D) 95% Design
 - E) I Don't Know When

Project Initiation

I recommend that ROW staff get involved at project initiation or at the Kick-Off meeting. It doesn't necessarily need to be the ROW Agent assigned to acquire the parcel but it should be somebody from your Real Estate Section who can and will be accountable for the ROW schedule in the project schedule.

Why?

1. Become familiar with overall project and schedule.
2. Point out flaws in the design schedule pertaining to ROW schedule / time frame.
3. Point out design issues that could make the timing of ROW acquisitions more difficult to keep the over all project schedule.

When Can ROW Activities Begin?

Immediately, once design requirements are known.

It is a misconception to think that ROW Activities can't start until there is a NEPA or CE Clearance. That is just not the case.

What Can Be Done Under Pre-Engineering / Pre-Environmental?

Anything leading up to the presentation of an offer and the beginning of negotiations with a private property Owner.

(Provided that the activities are paid for with design funds. If not paying with design funds then need to wait until you have AZPR2X for ROW, especially if going to seek reimbursement)

Examples

- Preparation of a Relocation Plan
- Obtaining Relocation Survey Information
- Obtaining Ownership Information (title reports)
- Developing ROW Plans & Legal descriptions
- Preparing relocation & acquisition documents
- Ordering appraisals
- Appraisal Reviews.

What You Can't Do!

Is start NEGOTIATIONS / make an offer or
ANYTHING LIKE UNTO IT.

START EARLY / FINISH EARLY

Well Maybe Finish Early



ROW CLEARANCE

- The Agency clears the ROW and the ADOT CA ROW Coordinator Concurs with the ROW Clearance.
- ROW is not considered ***Cleared*** until ***Concurrence*** is obtained.

What Is To Be Submitted.

- Submitted to ADOT CA ROW Coordinator:
 - Signed ROW clearance memo or letter.
 - Signed Real Property Interest Certification with Necessary Documents as indicated on form.

The ADOT CA ROW Coordinator will then either request additional information or will issue their concurrence and send back to the ROW staff at your agency. Right of Way is considered cleared at this time.

Conditional ROW Clearance

Should Be A Rarity & Not the Norm

- 1) Requires a letter – Must contain a list of parcels, current status of each, when offers were made, close of escrow (COE) date or planned COE date, if condemnation must have Order to show Cause date (OSC), possession date, and if relocation when it was or will be completed.

- 2) Requires review and approval by ADOT CA ROW Coordinator
- 3) Requires concurrence by FHWA
- 4) Approval will probably contain restrictions on advertisement and bid opening
- 5) Full ROW clearance is still required when all the necessary property interest have been acquired.

Right of Entry

- Are not to be used for construction purposes.
- With a Right of Entry, you do not have possession right.

Where To Find Information?

AZDOT.GOV / business / right-of-way / project
management

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Questions?

